

VISTA RIDGE

Development Plan

OWNERS CERTIFICATE.

Vista Ridge Development Corporation

PARCEL 3A

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32 FROM WHENCE THE SOUTH QUARTER CORNER OF SECTION 32 LIES S 00°15'25" W, 2641.43 FEET;
THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S 89°25'45" E, 30.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S 89°25'45" E, 2392.77 FEET TO THE NORTH QUARTER CORNER OF SECTION 32;
THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER S 00°01'05" W, 2636.37 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE ALONG SOUTH LINE OF SAID NORTHWEST QUARTER N 89°32'28" W, 2603.73 FEET;
THENCE N 00°15'25" E, 2641.37 FEET, PARALLEL WITH AND 30 FEET DISTANT EASTERLY FROM THE WEST LINE OF SAID NORTHWEST QUARTER, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING PARCEL 3B:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE S00°01'05" W, 826.38 FEET;
THENCE N89°25'45" W, 334.54 FEET TO THE POINT OF BEGINNING OF THE EXCEPTED PARCEL 3B:
THENCE S30°21'43" E, 46.79 FEET;
THENCE 41.68 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 266.19 FEET, A CENTRAL ANGLE OF 08°58'16" AND A CHORD BEARING S16°50'06" W, 41.64 FEET;
THENCE 506.23 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 401.79 FEET, A CENTRAL ANGLE OF 72°11'20" AND A CHORD BEARING S23°38'42" E, 473.40 FEET;
THENCE S49°35'59" W, 383.72 FEET;
THENCE S00°44'55" W, 72.23 FEET;
THENCE 48.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 515.50 FEET, A CENTRAL ANGLE OF 05°21'15" AND A CHORD BEARING S32°07'42" E, 48.15 FEET;
THENCE S49°49'33" W, 280.36 FEET;
THENCE 272.81 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 369.93 FEET, A CENTRAL ANGLE OF 42°15'13" AND A CHORD BEARING N53°53'01" W, 266.67 FEET;
THENCE 299.92 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 295.50 FEET, A CENTRAL ANGLE OF 58°09'09" AND A CHORD BEARING N45°50'03" W, 287.21 FEET;
THENCE 238.07 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 299.58 FEET, A CENTRAL ANGLE OF 45°31'54" AND A CHORD BEARING N39°37'25" W, 231.85 FEET;
THENCE 21.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 82°33'41" AND A CHORD BEARING N21°06'31" W, 19.79 FEET;
THENCE 297.18 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 23°00'54" AND A CHORD BEARING N08°40'02" E, 285.18 FEET;
THENCE N60°03'22" E, 131.96 FEET;
THENCE N40°59'54" E, 212.28 FEET;
THENCE 282.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 827.00 FEET, A CENTRAL ANGLE OF 19°35'23" AND A CHORD BEARING N88°29'40" E, 281.38 FEET;
THENCE 278.29 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 622.00 FEET, A CENTRAL ANGLE OF 25°38'05" AND A CHORD BEARING S88°28'59" E, 275.97 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 16.41 ACRES THE NET ACREAGE EQUALING 140.99 ACRES.

PARCEL 6A

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33 FROM WHENCE THE WEST QUARTER CORNER OF SECTION 33 LIES N 89°56'22" W, 2651.05 FEET;
THENCE ALONG EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 33 S 00°10'19" W, 1248.07 FEET; THENCE N 89°31'49" W, 501.43 FEET;
THENCE S 00°10'19" W, 1328.71 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF COLORADO STATE HIGHWAY 7, BEING 75.00 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33;
THENCE ALONG SAID RIGHT OF WAY LINE, PARALLEL WITH AND 75.00 NORTH OF SAID SOUTH LINE N 89°31'49" W, 1131.64 FEET;
THENCE N 00°20'11" W, 2564.14 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 33;
THENCE ALONG SAID NORTH LINE S 89°56'22" E, 526.68 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF THE COMMUNITY DITCH;
THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE COURSES:
1. N 26°12'11" E, 230.68 FEET;
2. N 40°35'40" E, 152.69 FEET;
3. N 60°19'52" E, 343.26 FEET;
4. N 50°40'50" E, 204.52 FEET;
5. N 39°43'56" E, 85.58 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33; THENCE ALONG SAID WEST LINE S 00°13'41" W, 672.53 FEET TO THE POINT OF BEGINNING, CONTAINING 88.18 ACRES.

PARCEL 6B

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 33 FROM WHENCE THE WEST QUARTER CORNER OF SECTION 33 LIES N 89°56'22" W, 2651.05 FEET;
THENCE ALONG NORTH LINE OF SOUTHEAST QUARTER OF SECTION 33 S 89°55'59" E, 139.00 FEET;
THENCE S 00°30'37" E, 2578.10 FEET TO A POINT ON THE NORTH RIGHT OF WAY FOR COLORADO STATE HIGHWAY 7, BEING 75.00 FEET NORTHERLY OF THE SOUTH QUARTER CORNER OF SECTION 33;
THENCE ALONG SAID NORTH RIGHT OF WAY LINE, PARALLEL WITH AND 75.00 NORTH OF THE SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 33 N 89°31'49" W, 169.70 FEET;
THENCE ALONG WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 33 N 00°10'19" E, 2576.78 FEET TO THE POINT OF BEGINNING, CONTAINING 9.13 ACRES.

Executed this 7 day of September A.D. 2000

State of Colorado)

County of Denver) SS

The foregoing certificate of ownership was acknowledged before me this 1st day of September A.D. 2000.

Owner *Andy Chaikovsky, President*

Witness My Hand and Seal

Carol A. Kelly
My commission expires 03-13-2002
Notary Public

OWNERS CERTIFICATE.

Allan E. Pezolt, Revocable Living Trust

PARCEL 4

A PARCEL OF LAND SITUATED IN SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 32 FROM WHENCE THE NORTHWEST CORNER OF SECTION LIES N 89°25'45" W, 2622.77 FEET;
THENCE ALONG NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32 S 89°26'11" E, 1311.44 FEET;
THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32 S 00°05'28" E, 1317.34 FEET;
THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER S 89°28'28" E, 1273.94 FEET TO A POINT 40.00 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32;
THENCE PARALLEL WITH SAID EAST LINE OF NORTHEAST QUARTER S 00°12'01" E, 1316.55 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 32;
THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER S 89°30'44" E, 40.00 FEET TO THE EAST QUARTER CORNER OF SECTION 32;
THENCE ALONG EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 S 00°12'01" E, 1316.50 FEET;
THENCE ALONG SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32 N 89°34'11" W, 1978.75 FEET;
THENCE ALONG WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 N 00°01'05" W, 659.22 FEET;
THENCE ALONG SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 N 89°32'28" W, 658.90 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32;
THENCE ALONG SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 N 89°33'43" W, 659.06 FEET;
THENCE ALONG EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 S 00°05'30" W, 659.79 FEET;
THENCE ALONG EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 S 00°05'30" W, 1244.57 FEET TO A POINT 75.00 FEET DISTANT NORTHERLY OF SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32;
THENCE PARALLEL WITH AND 75.00 NORTH OF SOUTH LINE OF THE SOUTHWEST QUARTER N 89°37'27" W, 660.86 FEET;
THENCE ALONG WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32 N 00°08'45" E, 2365.89 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32;
THENCE ALONG SAID NORTH LINE S 89°32'28" E, 1316.87 FEET TO THE CENTER QUARTER CORNER OF SECTION 32;
THENCE ALONG WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32 N 00°01'05" E, 2636.37 FEET TO THE POINT OF BEGINNING, CONTAINING 236.61 ACRES.

PARCEL 5

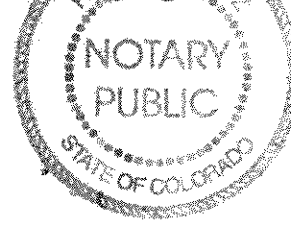
A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 32 FROM WHENCE THE SOUTHEAST CORNER OF SECTION 32 LIES S 89°37'38" E, 2643.78 FEET;
THENCE ALONG EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32 N 00°02'14" E, 75.00 FEET TO THE POINT OF BEGINNING;
THENCE ALONG THE NORTH RIGHT OF WAY LINE OF COLORADO STATE HIGHWAY 7, BEING PARALLEL WITH AND 75.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32 N 00°05'30" W, 1244.57 FEET;
THENCE ALONG WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 N 00°05'30" W, 659.79 FEET;
THENCE ALONG NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 S 89°33'43" E, 659.06 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 32;
THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 S 89°32'28" E, 658.90 FEET;
THENCE ALONG EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 S 00°01'20" E, 659.22 FEET;
THENCE ALONG SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32 N 89°34'11" W, 659.58 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTION 32;
THENCE ALONG EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32 S 00°02'14" W, 1244.10 FEET TO THE POINT OF BEGINNING, CONTAINING 38.83 ACRES.

Executed this 22nd day of August A.D. 2000

State of Colorado)

County of El Paso) SS

The foregoing certificate of ownership was acknowledged before me this 22nd day of August A.D. 2000.



Witness My Hand and Seal

My commission expires 11-22-2003
Notary Public *Norman J. Crnic*

OWNERS CERTIFICATE.

Vista Ridge L.L.C.

PARCEL 9

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33 FROM WHENCE THE WEST QUARTER CORNER OF SECTION 33 LIES N 00°23'16" E, 2631.23 FEET;
THENCE ALONG WEST LINE OF SAID SOUTHWEST QUARTER N 00°23'16" E, 75.00 FEET;
THENCE PARALLEL WITH SOUTHERN LINE OF SAID SOUTHWEST QUARTER S 89°31'49" E, 460.64 FEET TO THE POINT OF BEGINNING;
THENCE N 00°23'16" E, 1134.67 FEET;
THENCE S 89°31'49" E, 460.68 FEET;
THENCE S 00°23'16" W, 1134.67 FEET;
THENCE N 89°31'49" W, 460.68 FEET TO THE POINT OF BEGINNING, CONTAINING 12.00 ACRES

Executed this 7 day of September A.D. 2000

State of Colorado)

County of Denver) SS

The foregoing certificate of ownership was acknowledged before me this 1st day of September A.D. 2000.

Witness My Hand and Seal

Carol A. Kelly
My commission expires 03-13-2002
Notary Public

OWNERS CERTIFICATE.

Kenneth Johnston and Linda Johnston

PARCEL 2B

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 32 FROM WHENCE THE SOUTH QUARTER CORNER OF SECTION 32 LIES S 00°15'25" W, 2641.43 FEET;
THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER S 89°25'45" E, 30.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S 89°25'45" E, 2392.77 FEET TO THE NORTH QUARTER CORNER OF SECTION 32;
THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER S 00°01'05" W, 2636.37 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE ALONG SOUTH LINE OF SAID NORTHWEST QUARTER N 89°32'28" W, 2603.73 FEET;
THENCE N 00°15'25" E, 2641.37 FEET, PARALLEL WITH AND 30 FEET DISTANT EASTERLY FROM THE WEST LINE OF SAID NORTHWEST QUARTER, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING PARCEL 3B:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;
THENCE S00°01'05" W, 826.38 FEET;
THENCE N89°25'45" W, 334.54 FEET TO THE POINT OF BEGINNING OF THE EXCEPTED PARCEL 3B:
THENCE S30°21'43" E, 46.79 FEET;
THENCE 41.68 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 266.19 FEET, A CENTRAL ANGLE OF 08°58'16" AND A CHORD BEARING S16°50'06" W, 41.64 FEET;
THENCE 506.23 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 401.79 FEET, A CENTRAL ANGLE OF 72°11'20" AND A CHORD BEARING S23°38'42" E, 473.40 FEET;
THENCE S49°35'59" W, 383.72 FEET;
THENCE S00°44'55" W, 72.23 FEET;
THENCE 48.17 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 515.50 FEET, A CENTRAL ANGLE OF 05°21'15" AND A CHORD BEARING S32°07'42" E, 48.15 FEET;
THENCE S49°49'33" W, 280.36 FEET;
THENCE 272.81 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 369.93 FEET, A CENTRAL ANGLE OF 42°15'13" AND A CHORD BEARING N53°53'01" W, 266.67 FEET;
THENCE 299.92 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 295.50 FEET, A CENTRAL ANGLE OF 58°09'09" AND A CHORD BEARING N45°50'03" W, 287.21 FEET;
THENCE 238.07 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 299.58 FEET, A CENTRAL ANGLE OF 45°31'54" AND A CHORD BEARING N39°37'25" W, 231.85 FEET;
THENCE 21.61 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 82°33'41" AND A CHORD BEARING N21°06'31" W, 19.79 FEET;
THENCE 297.18 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 23°00'54" AND A CHORD BEARING N08°40'02" E, 285.18 FEET;
THENCE N60°03'22" E, 131.96 FEET;
THENCE N40°59'54" E, 212.28 FEET;
THENCE 282.76 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC SUBTENDED BY A RADIUS OF 827.00 FEET, A CENTRAL ANGLE OF 19°35'23" AND A CHORD BEARING N88°29'40" E, 281.38 FEET;
THENCE 278.29 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT, SAID ARC SUBTENDED BY A RADIUS OF 622.00 FEET, A CENTRAL ANGLE OF 25°38'05" AND A CHORD BEARING S88°28'59" E, 275.97 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 16.41 ACRES THE NET ACREAGE EQUALING 140.99 ACRES.

Executed this 2nd day of September A.D. 2000

State of Colorado)

County of Weld) SS

The foregoing certificate of ownership was acknowledged before me this 2nd day of September A.D. 2000.

Witness My Hand and Seal
My commission expires 5/19/01
Notary Public

Executed this ___ day of ___ A.D. 20__

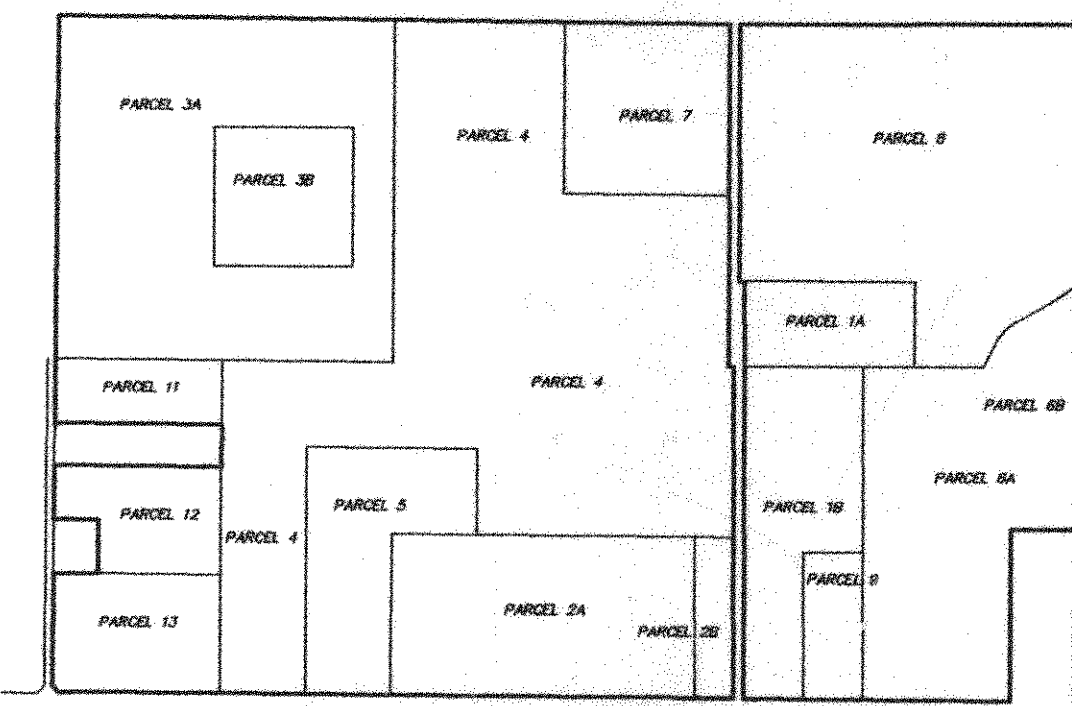
State of Colorado)

County of ___) SS

The foregoing certificate of ownership was acknowledged before me this ___ day of ___ A.D. 20__.

Witness My Hand and Seal

My commission expires
Notary Public



PARCELS INDEX MAP
not to scale

PLANNING & ZONING COMMISSION CERTIFICATE.

Approved by the Erie Planning & Zoning Commission this 15th day of Feb A.D., 2000

David L. Johnson
Chairman

Karin S. Sawyer
Planning & Zoning Commission Secretary

BOARD OF TRUSTEES CERTIFICATE.

Approved by the Erie Board of Trustees this 22nd day of Feb A.D., 2000

David L. Johnson
Mayor
Town Clerk

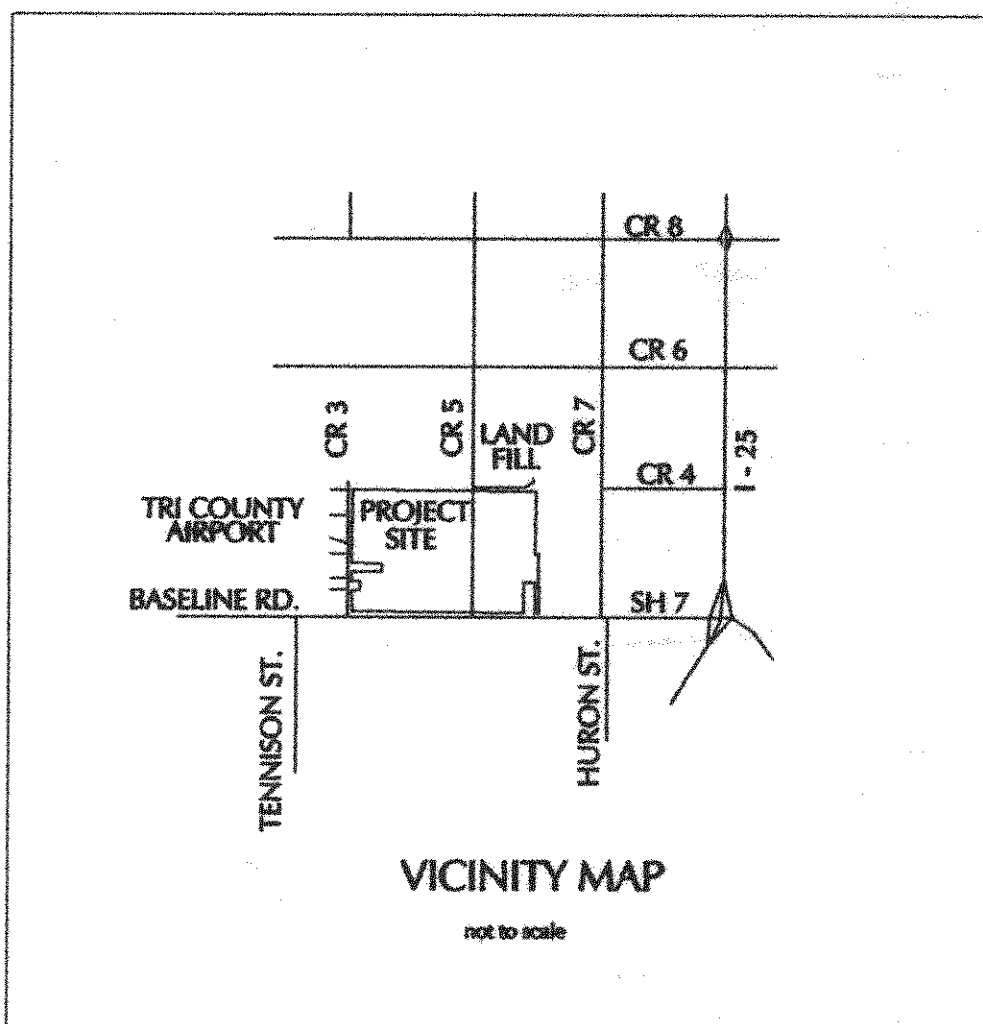
RECORDER'S CERTIFICATE

This Development Plan was filed for record in the office of the County Clerk and Recorder of Weld County at ___ o'clock, ___ M., on the ___ day of ___ A.D., 20__, in the book ___ page, ___ map, ___ reception no. ___.

Weld County Clerk and Recorder

by:

Deputy



Recorded as
CONFORMED COPY



urban design associates
1129 S. CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
main@nuzer-kopatz.com

Vista Ridge LLC
6312 S. Fiddlers Green Circle
Suite 340 E
Englewood, CO 80111
(303) 850-9700
(303) 850-9797 fax

Vista Ridge
Erie, Colorado

PROJECT: 991011
DRAWN BY: BW
CHECK BY: CK
ISSUE DATE: 6-29-00
REVISIONS:

SHEET TITLE
Cover Sheet

SHEET NUMBER

1 of 9

VISTA RIDGE

Development Plan

NUSZER KOPATZ
urban design associates
1129 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
mainbox@nuzer-kopatz.com

Vista Ridge LLC
6312 S. Fiddlers Green Circle
Suite 340 E
Englewood, CO 80111
(303) 850-9700
(303) 850-9797 fax

OWNERS CERTIFICATE.

Rory K. Ladwig and Reese Ladwig

PARCEL 11:
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 32 FROM WHENCE THE SOUTHWEST CORNER OF SECTION 32 LIES S 00°15'12" W, 264.98 FEET;
THENCE S89°32'22"E, 30.00 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S89°32'22"E, 1,286.87 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER;
THENCE S00°08'45"W, 495.01 FEET ALONG SAID EAST LINE;
THENCE N89°32'22"W, 1,287.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 3;
THENCE N00°15'12"E, 495.00 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 14.63 ACRES.

Executed this 29 day of Oct, A.D. 2000

Rory K. Ladwig
Owner

State of Colorado)

County of Adams) SS

The foregoing certificate of ownership was acknowledged before me this 29 day of Oct, A.D. 2000

Witness My Hand and Seal

My commission expires 3-16-03

Notary Public

Debra D. Severini
Notary Public

Executed this 30 day of 8, A.D. 2000

Washington
State of Washington)

County of Snohomish) SS

The foregoing certificate of ownership was acknowledged before me this 30 day of 8, A.D. 2000

Witness My Hand and Seal

My commission expires 7-17-2002

Notary Public

Debra D. Severini
Notary Public



OWNERS CERTIFICATE.

Ray Stafford Supply, Inc., d/b/a Mile High Shooting Park, and S.S.P., Inc.

PARCEL 2A:
A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32 FROM WHENCE THE EAST QUARTER CORNER OF SECTION 32 LIES N 00°12'01" W, 263.00 FEET;
THENCE ALONG EAST LINE OF SAID SOUTHEAST QUARTER N 00°12'01" W, 75.00 FEET;
THENCE PARALLEL WITH SOUTH LINE OF SAID SOUTHEAST QUARTER N 89°37'38" W, 300.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N 89°37'38" W, 234.47 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID EAST LINE N 00°02'14" E, 1244.10 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID NORTH LINE S 89°34'11" E, 2338.53 FEET;
THENCE S 00°12'01" E, 1241.80 FEET TO THE POINT OF BEGINNING, CONTAINING 66.79 ACRES.

PARCEL 2B:
A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32 FROM WHENCE THE EAST QUARTER CORNER OF SECTION 32 LIES N 00°12'01" W, 263.00 FEET;
THENCE ALONG EAST LINE OF SAID SOUTHEAST QUARTER N 00°12'01" W, 75.00 FEET TO THE POINT OF BEGINNING;
THENCE ALONG THE NORTH RIGHT OF WAY LINE FOR COLORADO STATE HIGHWAY 7, PARALLEL WITH AND 75.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER N 89°37'38" W, 300.00 FEET;
THENCE PARALLEL WITH EAST LINE OF SAID SOUTHEAST QUARTER N 00°12'01" W, 1241.80 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SOUTHEAST QUARTER;
THENCE ALONG NORTH LINE S 89°34'11" E, 300.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER;
THENCE ALONG SAID EAST LINE S 00°12'01" E, 1241.50 FEET TO THE POINT OF BEGINNING, CONTAINING 8.55 ACRES.

Executed this 29 day of Aug, A.D. 2000

Ray M. Bennington
Owner

State of Colorado)

County of Adams) SS

The foregoing certificate of ownership was acknowledged before me this 29 day of Aug, A.D. 2000

Witness My Hand and Seal

My commission expires 5/16/04

Notary Public

Debra D. Severini
Notary Public

OWNERS CERTIFICATE.

Baseline Partners, LLP

PARCEL 8:
A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 33 FROM WHENCE THE NORTHWEST CORNER OF SECTION 33 LIES S 89°49'18" W, 2670.80 FEET;
THENCE ALONG EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 33 S 00°13'41" W, 1971.60 FEET TO A POINT ON THE SOUTH-EASTERLY RIGHT OF WAY LINE OF THE COMMUNITY DITCH;
THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE COURSES:
1) S 39°43'56" W, 86.58 FEET;
2) S 56°40'56" W, 204.52 FEET;
3) S 60°19'52" W, 343.26 FEET;
4) S 40°35'40" W, 152.69 FEET;
5) S 26°12'11" W, 230.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION;
THENCE ALONG SAID SOUTH LINE N 89°56'22" W, 534.16 FEET;
THENCE N 00°12'01" W, 660.00 FEET;
THENCE N 89°56'22" W, 1353.85 FEET TO A POINT 40.00 FEET DISTANT EASTERLY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33;
THENCE PARALLEL WITH AND 40.00 FEET EAST OF SAID WEST LINE N 00°12'01" W, 1973.17 FEET TO A POINT ON THE NORTH LINE OF NORTHWEST QUARTER OF SECTION 33;
THENCE ALONG SAID NORTH LINE N 89°49'18" E, 2630.80 FEET TO THE POINT OF BEGINNING, CONTAINING 131.66 ACRES, EXCEPT A STRIP OF LAND 50 FEET IN WIDTH AS CONVEYED TO THE COMMUNITY CONSOLIDATED CANAL AND RESERVOIR COMPANY IN THE DEED RECORDED IN BOOK 283 AT PAGE 140, AND EXCEPT A STRIP OF LAND 30 FEET IN WIDTH AS CONVEYED TO THE COMMUNITY CONSOLIDATED CANAL AND RESERVOIR COMPANY IN THE DEED RECORDED IN BOOK 63 AT PAGE 464.

Executed this 28 day of August, A.D. 2000

William J. Rindley
Owner

State of Arizona)

County of Yavapai) SS

The foregoing certificate of ownership was acknowledged before me this 28 day of Aug, A.D. 2000

Witness My Hand and Seal

My commission expires 11-28-2000

Notary Public

Virginia R. Dunn
Notary Public

OWNERS CERTIFICATE.

Southwest Weld County Land

PARCEL 12:
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 32 FROM WHENCE THE SOUTHWEST CORNER OF SECTION 32 LIES S 00°15'12" W, 264.98 FEET;
THENCE S 00°15'12" W, 825.11 FEET ALONG WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE S89°32'22"E, 30.00 FEET TO THE NORTHWEST CORNER OF LOT B OF RECORDED EXEMPTION PLAT NO. 1467-32-3-RE-645, THE POINT OF BEGINNING;
THENCE S89°32'22"E, 1,288.42 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER;
THENCE S00°08'45"W, 825.04 FEET ALONG SAID EAST LINE;
THENCE N89°34'57"W, 948.70 FEET TO THE EAST LINE OF LOT A OF SAID EXEMPTION PLAT;
THENCE N00°15'12"E, 412.79 FEET ALONG SAID EAST LINE OF LOT A;
THENCE N89°32'22"W, 341.26 FEET ALONG THE NORTH LINE OF SAID LOT A TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 3;
THENCE N00°15'12"E, 413.03 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 923,324 SQUARE FEET (21.20 ACRES).

Executed this 7 day of Sept, A.D. 2000

By: Simon Residential Holdings III, LLC, Manager
By: Andy Chaikovsky, Manager
Owner

State of Colorado)

County of Denver) SS

The foregoing certificate of ownership was acknowledged before me this 7 day of September, A.D. 2000

Witness My Hand and Seal

My commission expires 3-13-2002

Notary Public

Cesar A. de May
Notary Public

OWNERS CERTIFICATE.

George Hobbs and Joannette E. Higgins Vista Ridge Development Corporation

PARCEL 1A:
A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33 FROM WHENCE THE SOUTHWEST CORNER OF SECTION 33 LIES S 00°12'01" E, 2633.00 FEET;
THENCE N 00°12'01" W, 660.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER S 89°56'22" E, 40.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 89°56'22" E, 1353.85 FEET;
THENCE S 00°12'01" E, 660.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;
THENCE ALONG SAID SOUTH LINE N 89°56'22" W, 1313.85 FEET;
THENCE PARALLEL WITH AND 80.00 FEET DISTANT EASTERLY OF THE WEST LINE OF SAID NORTHWEST QUARTER N 00°12'01" W, 658.33 FEET;
THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33 S 89°59'58" E, 40.00 FEET;
THENCE N 00°12'01" W, 1.71 FEET TO THE POINT OF BEGINNING, CONTAINING 19.91 ACRES.

PARCEL 1B:
A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 33 FROM WHENCE THE WEST QUARTER CORNER OF SECTION 33 LIES N 00°12'01" W, 2633.00 FEET;
THENCE ALONG WEST LINE OF SAID SOUTHWEST QUARTER N 00°12'01" W, 75.00 FEET;
THENCE PARALLEL WITH SOUTH LINE OF SAID SOUTHWEST QUARTER S 89°37'38" E, 80.01 FEET TO THE POINT OF BEGINNING;
THENCE PARALLEL WITH AND 80.00 FEET DISTANT OF THE WEST LINE OF SAID SOUTHWEST QUARTER N 00°12'01" W, 2338.57 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID NORTH LINE S 89°56'22" E, 921.33 FEET;
THENCE S 00°12'01" E, 1430.47 FEET;
THENCE S 00°12'01" E, 1134.67 FEET;
THENCE PARALLEL WITH AND 75.00 FEET DISTANT OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER N 89°37'38" E, 468.70 FEET TO THE POINT OF BEGINNING, CONTAINING 42.19 ACRES.

Executed this 13 day of Sept, A.D. 2000

Andy Chaikovsky, President
Owner

State of Colorado)

County of Denver) SS

The foregoing certificate of ownership was acknowledged before me this 13 day of September, A.D. 2000

Witness My Hand and Seal

My commission expires 3-13-2002

Notary Public

Cesar A. de May
Notary Public

Executed this _____ day of _____, A.D. 20____

Owner

State of Colorado)

County of _____) SS

The foregoing certificate of ownership was acknowledged before me this _____ day of _____, A.D. 20____

Witness My Hand and Seal

My commission expires _____

Notary Public

OWNERS CERTIFICATE.

Vista Ridge Development Corporation

PARCEL 7:
A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32 FROM WHENCE THE NORTH QUARTER CORNER OF SECTION 32 LIES N 82°26'11" W, 2622.88 FEET;
THENCE ALONG NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32 N 89°26'11" W, 40.00 FEET TO THE POINT OF BEGINNING;
THENCE PARALLEL WITH AND 40.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32 S 00°12'01" E, 1316.53 FEET;
THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 32 N 89°28'28" W, 1273.94 FEET;
THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 32 N 00°05'28" W, 1317.34 FEET;
THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32 S 89°26'11" E, 1271.44 FEET TO THE POINT OF BEGINNING, CONTAINING 38.47 ACRES.

Executed this 7 day of Sept, A.D. 2000

Andy Chaikovsky, President
Owner

State of Colorado)

County of Denver) SS

The foregoing certificate of ownership was acknowledged before me this 7 day of September, A.D. 2000

Witness My Hand and Seal

My commission expires 3-13-2002

Notary Public

Cesar A. de May
Notary Public

OWNERS CERTIFICATE.

50 Weld County Rd.

3 LLC

PARCEL 13:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.;
THENCE N 00°15'12" E, 1245.95 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32;
THENCE S 89°44'48" E, 30.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 3;
THENCE N 00°15'12" E, 865.96 FEET ALONG EASTERLY RIGHT-OF-WAY LINE;
THENCE S 89°34'57" E, 1289.96 FEET TO THE EASTERLY LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER;
THENCE S 89°08'45" W, 915.04 FEET TO A POINT OF THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 7;
THENCE N 89°37'27" W, 1242.24 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE;
THENCE N 44°21'27" W, 70.40 FEET ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 7 TO THE POINT OF BEGINNING.
THUS DESCRIBED TRACT CONTAINS 27.10 ACRES, TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY EXISTING AND/OR OF PUBLIC RECORD.

Executed this _____ day of _____, A.D. 20____

Andy Chaikovsky, President
Owner

State of Colorado)

County of Arapahoe) SS

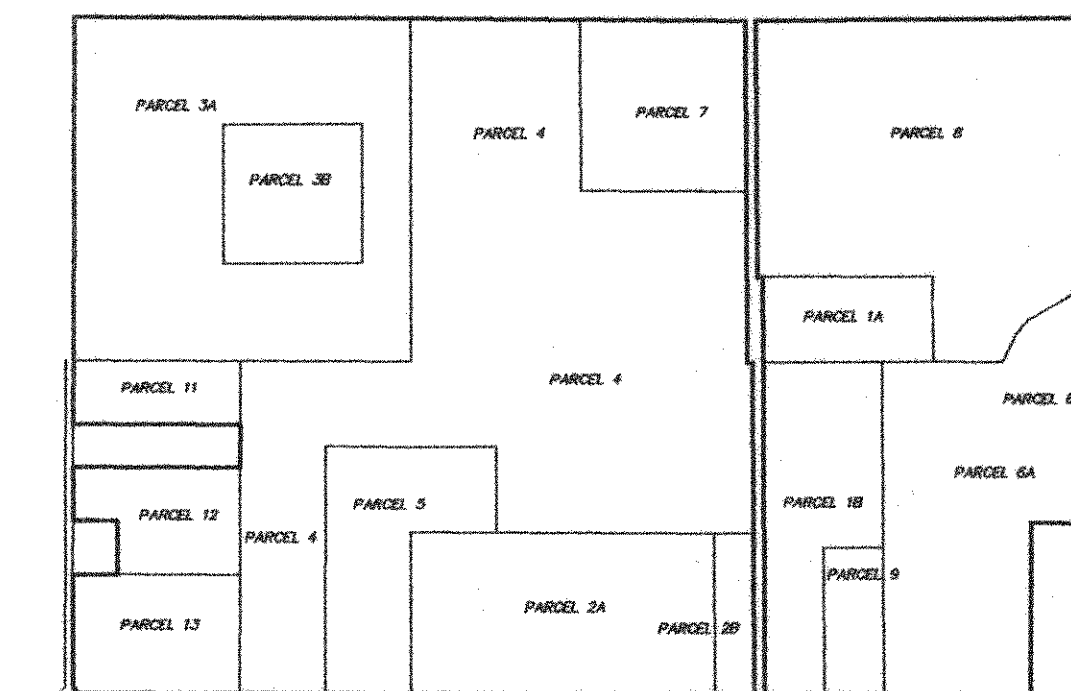
The foregoing certificate of ownership was acknowledged before me this 7 day of Aug, A.D. 2000

Witness My Hand and Seal

My commission expires July 7, 2002

Notary Public

Debra D. Severini
Notary Public



PARCELS INDEX MAP
not to scale

Recorded as
CONFORMED COPY

Vista Ridge
Erie, Colorado

PROJECT: 991011
DRAWN BY: EBJ
CHECK BY: CK
ISSUE DATE: 6.29.00
REVISIONS:

SHEET TITLE
Cover Sheet

SHEET NUMBER

2 of 9

Vista Ridge

Development Guide

ARTICLE I - GENERAL PROVISIONS

A. Application

Provisions of this Planned Development Guide ("PD Guide") shall apply to the undeveloped parcels of land as delineated on the Vista Ridge General Development Plan attached hereto as Exhibit "A" and referred to hereinafter as the "GD Plan". The legal descriptions for the tracts of land covered by this PD Guide are attached as Exhibits "B1 through B7". Please see these Exhibits for any exceptions that may not be contained within the PD Plan.

This PD Guide shall not control the use of property or affect the rights of property owners outside of the boundary illustrated on the attached GD Plan.

However, that this provision shall not limit, affect, or preclude in any way the ability of Vista Ridge, LLC ("VR") to extend the provisions of this PD Guide and GD Plan to other land that may be later acquired and annexed to the Town of Erie.

GENERAL PROVISIONS

1. Authority

This GD Plan is authorized by Chapter 5 "Planned Development District" of the Town of Erie Zoning Resolution adopted August 1, 1998 pursuant to the Colorado Planned Unit Development Act of 1972.

2. Applicability

The provisions of the GD Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this GD Plan through its approval by the Director of Community Development or the Erie Town Board.

3. Adoption

The adoption of this GD Plan shall evidence the findings and decision of the Erie Town Board of Trustees that this GD Plan for the Vista Ridge Development ("Vista Ridge") is in general conformity with the Town of Erie Comprehensive Plan approved December 5, 1996 and as amended October 19, 1999; is authorized by the provision of Chapter 5 of the Town of Erie Zoning Code; and that such Chapter 5 and this GD Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

4. Relationship to Town of Erie Regulations

The provisions of this GD Plan shall prevail and govern the development of the Vista Ridge Development, provided, however, that where the provisions of this GD Plan do not address in general terms a particular subject, the relevant provisions of the Town of Erie Zoning Code shall be applicable. However, the intent of this GD Plan shall be the test where applying any sections of the Town ordinance.

5. Enforcement

To further the mutual interest of the residents, occupants, and owners in the Vista Ridge Development and of the public in the preservation of the integrity of the GD Plan, the provisions of this PD Guide relating to the use of the land and the general location of common open space, golf course, and community center shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation otherwise granted by law.

6. Conflict

Where there is more than one provision within the GD Plan and the PD Guide that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director of Community Development.

7. Maximum Level of Development

The total number of dwelling units or the total commercial, business, industrial or corporate center intensity approved for development within the GD Plan is the maximum development requested for platting or construction (including density transfers). The actual number of dwelling units or level of development for commercial, business, industrial or corporate center properties may be less due to developer's subdivision or site improvement plan requirements. Where level of development is not specifically addressed, the Town Ordinance shall apply. The Town and VR shall be prohibited from unilaterally changing any provision of this Guide.

8. Project Tracking

At the time of subdivision final plat, the applicant shall provide an updated summary of the development ("Tracking Chart"), along with the final plat submittal to the Community Development Department in order to assure maximum development limits are not exceeded.

ARTICLE II - CONTROL PROVISIONS

A. Transfer of Density

Residential dwelling units, as shown on the GD Plan, shall be the maximum number of dwelling units within all residential land use parcels as set forth in the GD Plan and as provided for in Exhibit "A" attached hereto for the Vista Ridge Development, except as provided below. A transfer of dwelling units from Planning Area to Planning Area within a Parcel shall be allowed. The transfer of dwelling units shall be considered a Minor Amendment of the GD Plan as provided for in this PD Guide. The resulting GD Plan Amendment shall be monitored by the Community Development Department as provided for herein.

For the district's Low Density Residential, Low/Medium Density Residential, Medium Density Residential, Medium/High Density Residential, and Multi-Family Residential planning areas, the density of a planning area within the above referenced districts may be increased up to twenty percent (20%), provided that a commensurate decrease in density is implemented in one or more other residential planning areas within Vista Ridge. In no case shall the overall density of Vista Ridge exceed 2494 dwelling units.

B. Planning Area Boundaries

The Planning Area boundaries within the various Parcels are the boundaries as shown in the GD Plan. Minor modifications to the Planning Areas and arterial and collector street modifications may be accomplished by the developer at the time of site specific plan review without any amendment to the PD Guide or to the GD Plan itself, pursuant to Town Zoning Code Section 10-5-13.

C. Road Alignments

The GD Plan is intended to depict general locations of roads and individual Planning Areas. In granting preliminary plat approval, the Community Development Department or Erie Town Board shall allow modifications for the purpose of establishing:

1. Final road alignments.
2. Final configuration of planning areas, provided that the size of a planning area does not increase by more than 25%.
3. Final access and parking location.
4. Landscaping adjustments and drainage improvements/layout.

D. Borrow Sites

Any area within Vista Ridge, except public school, park and open space land may be used by Vista Ridge and its assigns as a borrow or fill site for construction materials. However, dedicated public land may not be used for borrow or fill sites without prior authorization for the Town of Erie excluding initial overlot grading. If lands proposed for dedication (as shown on the GD Plan) are to be used for borrow or fill sites, prior written authorization for the Town of Erie shall be obtained. No material from a borrow or fill site shall be used for commercial purposes outside of Vista Ridge. Uses permitted for borrow or fill material within Vista Ridge shall include, but not be limited to, overlot grading, street subgrade and base course, utility bedding, foundation backfill, floor subbase and landscaping. Use of borrow sites shall comply with approved grading and erosion control plans for Vista Ridge and with the Town of Erie's erosion control criteria. Once a borrow or fill site becomes permanently inactive, it shall be reclaimed by VR, including regrading and reseeding with appropriate vegetation.

ARTICLE III - DEFINITIONS

A. Word Usage

In the interpretation of this PD Guide, the provisions and rules of this section shall be observed and applied in conjunction with the provisions of the Town of Erie's Zoning Ordinance, as may be amended, except when the context requires otherwise.

1. Words used or defined in one tense or form shall include other tenses and derivative forms.
2. The masculine gender shall include the feminine and the feminine shall include the masculine.

B. DEFINITIONS

Purpose:

Unless otherwise stated, the definitions contained in Chapter 2 of the Town of Erie Zoning Ordinance, as amended, shall apply to this Planned Development and accompanying Planned Development (PD) District Standards. In the event of conflict, these PD District Standards control.

Unless the context clearly indicates otherwise in these PD District Standards, the following terms shall have the stated definitions:

- a. **Dwelling, Single Family, Cluster** - A form of development that combines reduced lot size with compensating amounts of commonly owned private open space within the proposed development.
- c. **Dwelling Unit, Patio Home** - A type of single family dwelling unit in which the private individual open space associated with each dwelling is consolidated into a garden or patio area commonly located toward the side or rear of the lot. This patio area replaces the conventional front, side and rear yards associated with traditional single family dwelling detached units.
- d. **Open Space** - Land which is free of structures or impervious surfaces which are not directly related to the use of open space.
- c. **Planning Area (PA)** - The areas for development referred to on the Planned Development Plan.

ARTICLE IV - ARCHITECTURAL STANDARDS

A. An architectural Control Committee (ACC) will be established in the Covenants, Conditions, and Restrictions for each parcel and become a committee under the Homeowners Association of that parcel. The ACC will review and approve all models and elevations of homes to be constructed. This would be in addition to the Town's review at time of site improvement plan and final plat approval. A comprehensive set of architectural standards will be created for each parcel with the first phase of development in that parcel. The following concepts shall be the basis for the architectural standard:

1. Varied architectural styles shall be encouraged within each neighborhood.
2. Where floor plans are offered on a repeating basis, alternative elevations shall be developed and the same elevation shall not be repeated adjacent to or across the street from one another.
3. A variety of design elements shall contribute to the overall character of a home's elevation and its appearance from the street.
4. Careful scrutiny shall be given to the massing, proportions, and overall scale of each design and how such massing relates to adjacent uses.
5. Large, unbroken planes on the front and rear elevations shall be prohibited. Side elevations without windows shall not be allowed except for where the Uniform Building Code does not allow windows. Windows alone do not constitute an unbroken plane.
6. Size, shapes, proportions and trim of doors and windows shall be consistent with the architectural style of the home.
7. Masonry, stone, synthetic stone or stucco (stone elements) will be required as a design unification on the front of each unit. Use of these materials on the sides and rear will also be required adjacent to the golf course and streets. Stone elements shall be required in the percentages listed below calculated by the total square footage of each wall face excluding all window and door openings and area of dormers.

	FRONT OF UNIT 50%	REAR WHEN FACING THE GOLF COURSE 30%	SIDE WHEN FACING THE GOLF COURSE OR A PUBLIC STREET 30%
ESTATE RESIDENTIAL PRODUCT			
LOW LOW MEDIUM	25%	15%	15%
MEDIUM DENSITY RESIDENTIAL			
MEDIUM DENSITY	20%	10%	10%
RESIDENTIAL PRODUCTS			

8. Front setbacks varied by a minimum of two (2) feet are required from house to house in order to provide visual relief and variety throughout the street scene.
9. Alternative garage loading (i.e. side load) will be encouraged. A reduction of the front yard setback of a maximum 20% will be considered by town staff at time of platting for all alternative garage loading options.

ARTICLE V - LAND USE REGULATIONS

A. Residential Planning Areas - General

1. **Intent** - To provide for residential development and associated uses.
2. **Uses Permitted by Right** - Unless specifically stated elsewhere in this Article, the following uses are permitted by right in all Residential Planning Areas:
 - a. Single family detached or attached dwelling units. No more than one unit will be allowed per platted lot.
 - b. Attached or detached private garages.
 - c. Commonly associated accessory uses incidental to the principal use or building and located on the same site as the principal use or building including, but not limited to, approved storage sheds, children's playhouses, private greenhouses, home occupations (pursuant to town zoning code), private tennis courts and private swimming pools provided such accessory use has been approved by the Homeowner's Association.
 - d. Household pets. (Number and kind limited per Town of Erie Code.)
 - e. Private and/or common open space. Open space development standards as defined herein shall apply.
 - f. Private, recreational uses, country clubs, golf courses, common recreational facilities including, but not limited to, tennis courts, swimming pools, and jogging, riding, hiking, and biking trails. The Community Development Department shall require some level of site plan review for uses in this paragraph.
 - g. Parks, playgrounds and other recreational areas.
 - h. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Code as hereafter amended.

- i. Crop Production (Until the commencement of construction within the Planning Area where crop production is occurring.)
- j. Grazing (Until the commencement of construction within the Planning Area where grazing is occurring.)
- k. Temporary construction trailers and model homes including sales centers.

3. **Uses Permitted by Special Review** - Unless specifically stated otherwise elsewhere in this Article, the following uses are permitted by special review in all Residential Planning Areas:

- a. Churches, church schools and synagogues.
- b. Nursery schools and day/child care centers.
- c. Public and quasi-public buildings and structures such as police stations, fire stations, libraries and emergency care facilities.
- d. Caretaker's residences.
- e. Stables, corrals and horses may be allowed on lots two (2) acres or greater in size.

4. **Development Standards** - Unless specifically stated in this Article, the following standards apply to all Residential Planning Areas:

a. Conventional and Alternative Development Standards. In the following sections of this Article, a distinction is made between "Conventional" and "Alternative" Development Standards. Either of these forms of development, as defined for each Land Use Category, is permissible within a given Planning Area or portion thereof.

B. Estate Residential Planning Area (Density range of 2.0 dwelling units per acre)

1. **Intent** - To provide for residential development for single family detached dwelling units and associated uses.
2. **Uses Permitted by Right** - See Article V, Section A-2.
3. **Uses Permitted by Special Review** - See Article V, Section A-3.

4. Development Standards

- a. **Density.** The maximum gross density for this Planning Area shall not exceed 2.0 dwelling units per acre.
- b. **Building Setbacks.** The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

	Dwelling Unit	Accessory Building
Building Front	25 feet	45 feet
Building Sides	10 feet	15 feet
Building Rear	30 feet	15 feet

c. **Lot Area.** The average lot area (net) within each parcel shall be a minimum of ten thousand (10,000) square feet. The minimum lot width shall be 80 feet.

d. **Building Height.** No buildings or structures shall exceed thirty-five (35) feet in height. (maximum height of spires on places of worship = 60')

e. **Encroachments.** Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, decks and fireplaces when a minimum 5' sideyard setback is established. Other than decks and fireplaces, no other encroachment will be allowed that requires a foundation for support.

f. **Uncovered patios, decks and other ancillary structures shall be located no closer than:**

- 10' from rear property line
- 15' from rear property line at golf course

g. **Covered patios, decks and other ancillary structures shall be located within the setback lines.**

h. Additional Provisions

- i) Minimum frontage shall be 35'. Minimum lot width at the front of the home shall meet the typical lot width standard per the plat.
- ii) Flag lots are allowed. No elevation of the home can be more than 150' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
- iii) Private streets, shared drives and alleys are allowed. Subject to review and approval by town staff.

Recorded as
CONFORMED COPY



urban design associates
1129 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
mailto:mainbox@nuzer-kopatz.com

Vista Ridge LLC
6312 S. Fiddlers Green Circle
Suite 340 E
Englewood, CO 80111
303.850-9700
303.850-9797 fax

Vista Ridge
Erie, Colorado

PROJECT: 991011
DRAWN BY: BW
CHECK BY: CK
ISSUE DATE: 6.29.00
REVISIONS: 00.00.00

SHEET TITLE
Cover Sheet

SHEET NUMBER

3 of 9



RECORDED BY NUMBER 075417

[illegible]

4 of 9

G. Multi-Family Planning Area (Maximum density 20.0 dwelling units per acre)

1. Intent - To provide for residential development allowing for a variety of dwelling units including, but not limited to, condominiums and apartments.

2. Uses Permitted by Right - See Article V, Section A-2.

3. Uses Permitted by Special Review - All uses stated in Article V, Section A-3 are permitted.

a. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

4. Conventional Development Standards

a. Density. The maximum gross density for any particular Planning Area shall not exceed 20.0 dwelling units per acre, exclusive of publicly dedicated streets.

b. Building Setbacks:

The minimum principal or accessory building setback from any public street right-of-way, private street easement line or from any other property line (other than common property line with adjoining single family dwelling unit) shall be:

Building Front	20 feet
Building Sides	20 feet
Building Rear	30 feet

c. Building Height. No buildings or structures within the Multi-Family Planning Areas shall exceed forty-five 45' feet in height. (maximum height of spires on places of worship = 60')

d. Building Separation. Where Multi-Family Dwelling Units are directly adjacent to (not separated by a street) Single Family Dwelling Units, commercial, industrial or business park uses, the minimum building separation between uses shall be fifty (50) feet. However, landscape and parking areas may be located within this fifty (50) feet but parking may not be located closer than thirty (30) feet to Single Family Detached residential.

e. Common Open Space. A minimum of twenty percent (20%) of each Multi-Family Planning Area shall be provided as common open space to be owned and maintained by a Homeowner's Association. This twenty percent (20%) shall be landscaped in accordance with the Town of Erie approved Site Development Plan. Common open space includes all landscape areas as well as sidewalks and other paved pedestrian areas, i.e. pools and pool decks.

f. Buffer Requirements

i) Unless previously provided, where Multi-Family Dwelling Units are located directly adjacent to (not separated by a street) Single Family Dwelling Units, commercial industrial or business park uses, a minimum twenty (20) foot wide landscaped buffer shall be provided. Such landscape design shall be in accordance with the Town of Erie approved Site Development Plan.

ii) Where Multi-Family uses are located adjacent to SH 7 or any major arterial, a twenty (20) foot wide landscaped buffer shall be provided within the forty (40) foot building setback. The purpose of such buffer shall be to provide a visual relief to building lines that may be seen from the highway so as to break up a continuous view into these areas. However, "windows" into such areas may occur at intermittent points as appropriate along the frontage. Such buffer shall be designed in an undulating fashion to provide a varied setback for parking areas rather than a straight, unbroken line. The buffer may contain a combination of natural and/or improved landscaping and berming and entryway features including entryway signs.

H. Allowable Project Densities

The following represents the residential planning area designations, allowable density ranges. The Land Use Summary on the GD Plan shall govern the specific planning areas in Vista Ridge.

Planning Area Designations	Maximum Density (Dwelling Units "du")
Estate Residential	2.0 du/acre
Low Density Detached	3.0 du/acre
Low/Medium Density Detached	4.0 du/acre
Medium Density	5.0 du/acre
Medium/High Density	8.0 du/acre
Multi-Family Dwellings	20.0du/acre

I. Density Transfers

Density transfers within and between designated Planning Areas are allowed. In order to assist the Town of Erie in maintaining a current count of dwelling units allocated, an updated project "Tracking Chart" (See Exhibit) shall be provided to the Director of Community Development with all Final Plat submittals.

J. Commercial Planning Area

1. Intent - to provide for a range of retail goods and services, business and professional services which support residential uses, complimentary public community services and facilities. The Commercial Planning Areas shall be subject to the Town of Erie Commercial Design Guidelines when approved by the Board of Trustees.

2. Uses Permitted by Right

a. Commercial retail, including, but not limited to, convenience food marts with gas pumps, dry cleaners and laundromats, beauty salons, drug stores, liquor stores (with drive-up facilities), hardware stores, restaurants and fast-food restaurants with drive-up windows.

b. Commercial service including, but not limited to, printing and publishing offices, office supply stores, banks with drive-up windows and satellite banking facilities, postal satellite facilities and emergency care clinics.

c. Commercial recreational.

d. Professional offices, including a sales information center.

e. Attached or detached parking structures or garages.

f. Commonly associated accessory uses incidental to principal use or building and located on the same site as the principal use or building including, but not limited to, storage building, heating and ventilating, air conditioning structure and similar uses.

g. Private and/or common open space.

h. Private clubs, private parks and recreational uses including, but not limited to, country clubs, golf courses, tennis courts, swimming pools and jogging, biking and hiking trails.

i. Bus stops and/or Park-n-Ride facilities.

j. Parks, playgrounds and other recreational facilities.

k. Buildings, garages and utility stations related to emergency services such as ambulance, fire, police and rescue.

l. Nursery schools and day/child care centers.

m. Churches, church schools and synagogues.

n. Neighborhood public service, health and education facilities such as community centers, libraries and museums.

o. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

p. Congregate residences

3. Development Standards

a. Building Setback, Street. The minimum principal and accessory building setback from any public street right-of-way line shall be thirty (30) feet.

b. Building Height. No buildings or structures within the Commercial Planning Area shall exceed fifty (50') feet in height. (maximum height of spires on places of worship = 60')

c. Common Open Space. A minimum of fifteen percent (15%) of the Commercial Planning Area shall be provided as landscaped open space with plant material to be maintained by a Property Owner's Association, or the property owner.

d. Special Application - Site Design Criteria. Gas Pumps and Gasoline Stations.

i) Minimum setback of twenty (20) feet for gasoline pumps from the adjacent right-of-way or federal, state or local requirements, whichever is greater.

ii) Minimum landscape strip adjacent to street - ten (10) feet.

e. Buffer requirements. Unless previously provided, where convenience commercial uses are located directly adjacent to (not separated by a street) any type of Single Family or Multi-Family Dwelling Units, a minimum thirty (30) foot wide landscaped buffer shall be provided, plus 1' for every foot of height over 40'. Such landscape design shall be in accordance with the Town of Erie approved Site Development Plan.

K. Private Recreation Planning Area (Planning Areas)

1. Intent - To provide for a full range of community support facilities.

2. Uses Permitted by Right

a. Private recreational and parks uses, sales centers during development and construction, clubs, common recreational facilities including, but not limited to, tennis courts, swimming pools, and jogging, biking and hiking trails, and club support facilities such as restaurants and tennis shops.

b. Parks, playgrounds and other recreational uses.

c. Private and/or common open space.

d. Land application of waste water effluent, except for active recreation areas in designated parks.

e. Common associated accessory uses incidental to principal use or building and located on the same site as the principal use or building including, but limited to, properly screened storage sheds and similar uses.

f. Neighborhood public service, health and education facilities such as community centers, libraries and museums. Schools and administrative facilities for elementary and secondary education.

g. Nursery schools and day/child care centers.

h. Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

3. Uses Permitted by Special Review

a. Land application of wastewater effluent within active recreation areas in designated parks, open space areas and right-of-way landscaped areas.

4. Development Standards

a. Building Setback: Street. The minimum building setback from any public street right-of-way line, private street easement line or from any other property line shall be:

Building Front	30 feet
Building Sides	30 feet
Building Rear	30 feet

b. Building Height. No buildings or structures within the Private Recreation Planning Area shall exceed thirty-five (35) feet in height. (maximum height of spires on places of worship = 60')

c. Land Application. Land application of wastewater effluent shall be conducted according to the applicable requirements, standards and regulations adopted by the Town of Erie and the State of Colorado.

d. Precise configuration of individual Private Recreation Planning Areas shall be shown on final plats of adjacent residential developments. Such areas may occur within any designated Planning Area.

L. Golf Planning Area

A. Uses by Right

1. Private or public golf course
2. Driving Range
3. Clubhouse

B. Accessory Uses

1. Accessory uses shall be those uses and structures naturally and normally incidental to the uses by right listed above.

C. Development Standards

1. Development regulations and standards will be specifically established for club use and recreation facilities through the Site Improvement Plan review process.

M. Public Parks, Open Space, and Community Center Planning Area

1. Intent - To provide for public and private park and open space uses and community center uses which complement residential development.

2. Delineation of Parks and Open Space

a. Configuration. Sites for park and open space use shall be located within Vista Ridge in the general amounts and locations delineated on the GD Plan. Precise configuration of individual park sites shall be shown on final plats of adjacent residential developments. Such parks may occur within any designated Planning Area.

b. Qualifications. All parks and open space shall conform to the following provisions:

i) Be intended for passive and/or active recreation uses.

ii) Be left in its natural unaltered state, re-established to its natural state or landscaped creating an environment appropriate for recreation.

iii) Be accessible and usable to the residents of Erie when not inconsistent with public safety objectives.

iv) Areas which qualify as open space include, but not limited to:

(a) Walkways, pedestrian paths, equestrian trails, bicycle paths, open plazas and malls, concourses, terraces, natural drainage ways, open space buffers, playgrounds.

(b) Areas used for design purposes such as planted or landscaped areas, flower beds and planters excluding landscaped areas within parking lots and landscaped medians.

(c) Aquatic areas, ponds and lakes.

(d) Stormwater detention or retention areas provided no conflicts exist with the active recreational uses.

(e) Areas specifically designated as parks, tot-lots or playgrounds.

(f) Buffer areas.

(g) Golf course.

3. Uses Permitted by Right

a. Parks, playgrounds and other recreational uses.

b. Passive recreational uses.

c. Active recreation uses including, but not limited to, the following facilities: baseball diamonds, softball diamonds, golf courses (including land application of wastewater effluent on the golf course), soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, community centers, and jogging, hiking or biking trails.

d. Land application of treated wastewater effluent is permitted within parks and open space areas not designated for active recreation.

e. Land application of wastewater effluent within golf course fairways, rough and green areas.

f. Any other uses consistent with the purposes of this section and reasonably similar to the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for "Special Review Uses" contained within the Town of Erie Zoning Ordinance as hereafter amended.

4. Uses Permitted by Special Review

a. Stadiums for athletic events provided no sports lighting is incorporated.

b. Neighborhood public service, health and education facilities including, but not limited to, libraries, museums, community centers and performance centers.

c. Public and quasi-public buildings and structures including, but not limited to, police stations, fire stations and emergency care facilities, if determined to be appropriate by the community development director.

d. Land application of treated wastewater effluent within active recreation areas in designated parks.

e. Country Clubs.

5. Trails

a. Local Trails. All other trails including those devoted to jogging, riding, hiking and/or biking shall be local, accessible to the public and shall be owned, operated and controlled by the Metropolitan District or a Homeowner's Association.

6. Title and Access to Public Park and Open Space Areas

a. Title. Public parks and open space areas will be conveyed at the time of the final platting of the adjacent properties to the Town of Erie by warranty deed including a title insurance policy.

b. Access. The Town of Erie will be provided with easements within private parks and open space areas in order to construct and maintain drainage improvements and regional trails.

7. Development Standards

a. Building Setback: Street. The minimum principal building or accessory building setback from any public street right-of-way, private street easement line or from any other property line shall be:

Building Front	30 feet
Building Sides	30 feet
Building Rear	30 feet

b. The preceding setback requirements shall not be applicable to signs, walls and other landscaped features within the landscaped entryways. Sign requirements and corner vision requirements shall control.

c. Building Height. No buildings or structures shall exceed thirty-five (35) feet in height except for indoor tennis court complexes and gymnasiums. (maximum height of spires on places of worship = 60')

d. Land Application. Land application of wastewater effluent shall be conducted according to the applicable requirements, standards and regulations adopted by the Town of Erie and the State of Colorado.

N. Planning Area - School

This Planning Area provides for a proposed park and elementary school.

A. Uses By Right

1. Community park and recreation facilities
2. Neighborhood park or playground
3. Elementary school



1129 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
mainbox@nuzer-kopatz.com

Vista Ridge LLC
6312 S. Fiddlers Green Circle
Suite 340 E
Englewood, CO 80111
(303) 850-9700
(303) 850-9797 fax

Vista Ridge

Erie, Colorado

PROJECT: 991011
DRAWN BY: BW
CHECK BY: CK
ISSUE DATE: 6.29.00
REVISIONS: 00.00.00

SHEET TITLE

Cover Sheet

SHEET NUMBER

5 of 9

Recorded as
CONFORMED COPY

ARTICLE VI - ANCILLARY USE STANDARDS

A. Lighting

1. All parking lot, security and walkway lights shall be shielded so that substantially all the directly emitted light falls within the property line.
2. All parking lot lights, except those required for security as provided herein, must be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to the commencement of business hours. For reasons of security, a maximum of thirty percent (30%) of the total lights used for parking lot illumination may remain in operation during such period.
3. All exterior building floodlights must be designed or retrofitted with shielding in a manner such that all of the light falls upon either the surface of the structure to be illuminated or on the ground.
4. All exterior building floodlights, except those required for security, must be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to the commencement of business hours unless further restricted by Town.
5. No outdoor lights for any type of sporting or athletic use of any kind shall be allowed including, but not limited to, stadiums, athletic fields and driving ranges.
6. No outdoor lighting may be used in any manner that could interfere with the safe movement of motor vehicles on public thoroughfares including:
 - a. Any fixed light not designed for roadway illumination that produces incidental or reflected light that could be disturbing to the operator of a motor vehicle.
 - b. Any light that may be confused with or construed as a traffic control device except as authorized by a State, Federal, or Town of Erie government.
 - c. Any blinking, flashing or changing intensity lights, except for temporary holiday displays, and lighting authorized by the Federal Aviation Administration for air traffic control purposes.
7. No beacon or searchlight shall be installed, illuminated or maintained.
8. All lighting will comply with current town lighting standards.

B. Signs

1. General - All signs shall comply with the Town of Erie Sign Regulations contained in the Town of Erie Sign Code. In addition to the provisions within the Town of Erie Sign Regulations, the following signs shall also be allowed within Vista Ridge, insofar as they comply with the Erie Sign Code.

2. Signs Not Subject to Permits

The following signs may be erected and maintained in all Vista Ridge Planning Areas without a permit:

- a. Memorial Signs. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other incombustible material.
- b. Holiday Decorations. Signs in the nature of decorations, clearly incidental and customary and commonly associated with any national local holiday, provided that such signs shall be displayed for a period of not more than sixty (60) days in any one (1) year and may be of any type, number area, height, location, illumination or animation not deemed by the Director of Community Development to be a public nuisance.
- c. Bulletin Boards. Bulletin boards not over twenty (20) square feet in area for public, charitable or religious institutions where the same are located on the premises of said institutions.
- d. Signs Within Buildings. Any sign placed inside a building may be erected without a permit but subject to the safety regulations of the building code, provided that any sign permanently attached to the interior of the structure and visible from the exterior therefrom shall comply with the other provisions of this section.
- e. On-site Information Signs. Signs commonly associated with, and limited to, information and directions relating to the permitted use within the Planning Area, project(s) and/or lot on which the sign is located, provided that each such sign is limited to not more than six (6) square feet per sign in area not more than eight (8) feet in height above grade, may be illuminated only from a concealed light source which does not flash, blink or fluctuate and shall not be animated except that gauges and dials may be animated to the extent necessary to display correct measurement.
- f. Official governmental notices.
- g. Flag, pennant or insignia of any nation, organization of nations, state, county, city, religious, civic or educational institution except when such are used in connection with a commercial promotion or as an advertising device.
- h. Temporary or permanent signs erected by public utility companies to warn of danger or hazardous conditions including signs indicating the presence of underground cables, gas lines and similar devices.
- i. Merchandise, pictures or models or products or services which are incorporated as an integral part of a window display.
- j. Private traffic control signs which conform to the standards of the Colorado Manual of Uniform Traffic Control Devices.
- k. Street name signs. Street name signs including the development or subdivision logo in the color and design selected by the CDG and approved by the Town of Erie. However, street name signs which are not "standard" Town design may be produced, installed and maintained by the CDG or the Homeowner's Association, with the approval of the Director.

3. Permitted Signs - All Planning Areas

- a. General. The following permanent and temporary signs function to identify major activities and to direct persons to these activities, uses and facilities. These types of signs would include, but are not necessarily limited to, subdivision and major project entryway monuments and signs, identification signs for community facilities such as parks, churches, schools, golf courses, recreation facilities, community information and sales facilities, directional signs referring to community facilities and subdivisions and projects within Vista Ridge.
- b. Permanent Entryway Signs. Entryway signs or monuments shall be permitted to permanently identify each development area by the marketing name selected by CDG including, but not limited to, "Vista Ridge" or any other individual sub-area marketing name approved by CDG. These shall be called primary entryway signs. Individual subdivisions or projects within the Planning Areas may also have permanent entryway signs or monuments. These shall be called secondary entryway signs. A maximum of two (2) signs per entry shall be permitted. Primary entryway signs may be located at the intersection of major arterial streets with SH 52 or where arterial streets exit the perimeter boundary of the individually designated Planning Area. Primary entryway signs shall have a maximum sign area of one hundred twenty (120) square feet and a maximum sign height of eight (8) feet. Primary entryway signs shall have a minimum setback from major arterial rights-of-way of twenty (20) feet and a maximum sign height of eight (8) feet. Secondary entryway signs shall be limited to thirty-five (35) square feet. Secondary entryway signs shall have a maximum sign height of six (6) feet and comply with the Town of Erie line of site criteria at all intersections.

c. Permanent Directional Signs. Directional signs shall be permitted as necessary to provide adequate direction to a particular project, subdivision or use. In no case shall the number of signs exceed five (5) per project, subdivision or use. Individual signs shall not exceed fifteen (15) square feet total face area. Signs which indicate the location of a number of project(s), subdivisions or uses shall also be permitted in which case the face area of each panel of such a consolidated sign shall not exceed ten (10) square feet and an aggregate size of thirty-five (35) square feet and must be of uniform design and size. The maximum height for these signs shall be eight (8) feet.

4. Permitted Signs - Residential Planning Areas

- a. All signs permitted in the Town of Erie Sign Code. Unless in conflict with the Town of Erie Sign Code, the following shall apply:

- i) Development Signs. Development signs used by an owner, builder or developer to announce or advertise property for sale, rent or lease during the construction, sale, lease or rental period shall be permitted. A maximum of two (2) development signs per planning area shall be permitted. Each sign shall not exceed one-hundred (100) square feet face area and the total face area shall not exceed ninety-six (96) square feet.

The maximum height for each development sign shall be eight (8) feet. No temporary development sign shall remain beyond the completion of the construction, leasing and sale period, whichever comes first, but in no case shall any sign, remain longer than two (2) years.

- ii) Directional Signs. Directional signs shall be permitted as necessary to provide adequate direction to a particular project undergoing active construction, sale, leasing or renting activity. In no case shall the number of signs exceed three (3) per builder per planning area under construction or property being offered for sale, lease or rent. Individual project signs shall not exceed fifteen (15) square feet in face area. Signs which indicate the location of a number of uses or projects shall also be permitted, in which case the face area of each panel of such a consolidated sign shall not exceed ten (10) square feet and an aggregate size of thirty-five (35) square feet and must be of uniform design and size. The maximum height for these signs shall be eight (8) feet. In no case shall any of these signs impair traffic movement or visibility.

5. Permitted Signs - Convenience Commercial and Commercial Planning Areas

- a. All signs permitted in the Town of Erie Sign Code. Unless in conflict with the Town of Erie Sign Code, the following shall apply:

- i) Development Signs. Temporary development signs used by an owner, builder or developer to advertise property for sale, rent or lease during the construction or sales period shall be located on site within the Convenience Commercial or Commercial Area under construction or offered for sale, lease or rent. A maximum of two (2) development signs shall be permitted per project. The total sign area of all development signs per project shall not exceed two hundred (200) square feet. Each development sign shall be setback a minimum of fifteen (15) feet from all property lines and shall not exceed fifteen (15) feet in height. No temporary development signs shall remain beyond the completion of the construction, leasing or sales period, whichever comes first.

- ii) Projecting Signs. One (1) projecting sign wall is permitted per use in Convenience Commercial or Commercial Planning Areas for the purposes of advertising the business activity or wares. Such sign shall not exceed thirty (30) square feet in area and may advertise more than one (1) business. Projecting signs should clear adjacent sidewalks by at least eight (8) feet. Angular projection signs shall be spaced no closer than fifty (50) feet apart. Projecting signs for each business or use shall be in lieu of any other allowable face or wall sign.

C. Fences and Retaining Walls

1. Fences. The maximum fence height within all Planning Areas shall be six (6) feet above finished grade. Public schools and public or private recreation facilities shall be exempt from these fence height standards, subject to approval by the community development director.

2. Fences or walls shall be of wood, brick, stone, decorative stone or decorative iron. No fences or walls of chain link, wire mesh, or unpainted concrete block shall be allowed, except for special recreation or security uses as approved by the Director. Chain link shall be allowed at tennis courts if painted or coated. Wire mesh combined with open rail fencing shall be allowed. No barbed wire or electric fences shall be permitted within any land use area except for interim agricultural uses unless adjacent to an existing agricultural use. Along all open space or park area, an open fence, not exceeding forty-two (42) inches in height, shall be the only allowed fencing.

3. Temporary Fences. Temporary construction safety and security fences shall be permitted at construction sites. These fences may be chain link or wire mesh fences or any similar type of safety fence and shall be exempt from the maximum fence heights given above.

4. Location. No fences shall be constructed within the Town of Erie public right-of-way unless a variance is granted by the Town of Erie but shall be allowed within the setback on private land.

D. Screening

1. Truck loading, receiving, service or similar areas within Convenience Commercial, Commercial and Corporate Center Planning Areas shall be properly screened by fencing, landscaping or other acceptable methods.
2. Trash containers shall be enclosed and screened to a height of six (6) feet.
3. Roof mounted, ground electrical and mechanical equipment shall be placed or screened from public view. The screening shall be treated as an extension of the building's architecture, building height requirements and/or landscape architecture, materials and color.

E. Accessory or Primary Exterior Storage

Where accessory or primary exterior storage is permitted, outdoor material storage shall be enclosed and concealed by a solid fence (one completely preventing view) six (6) feet in height. Such fence shall be of wooden or masonry construction and shall be maintained in good condition. Where the screening fence coincides with any landscaping, the fence design shall be incorporated into and be integral with the design and construction of said landscaped area. Accessory outdoor storage shall not exceed the height of the fence and shall not be visible to the general public or adjacent residents. No accessory outdoor storage shall be allowed within a required front setback or within any required landscaped area. The provisions of the Town of Erie approved Site Development Plan shall apply.

F. Private Common Open Space/ Landscaping (Property Owner's Association, Homeowner's Association or Metropolitan District)

Open space shall be provided within all Planning Areas in the amount required within this PD Guide excluding areas covered by buildings. All private open spaces shall conform to the provisions contained herein as follows:

1. Be intended for passive and/or active recreation uses.
2. Be left in its natural unaltered state, reestablished to its natural state or landscaped and maintained, creating an environment appropriate for recreation.
3. Be accessible and usable to the residents when not inconsistent with public safety objectives.
4. Areas which qualify as open space include, but are not limited to:
 - a. Walkways, pedestrian paths, bicycle paths, open plazas and malls, concourses, separate yards, terraces, natural drainage ways, open space buffers, playgrounds, improved rooftops and similar structures designed specifically for active and passive recreational use and which are not designated to be used by motor vehicles except for emergency and service purposes.
 - b. Areas used for design purposes such as planted or landscaped areas, flowerbeds and planters including landscaped areas within parking lots and landscaped medians.
 - c. Aquatic area, ponds and lakes.
 - d. Stormwater detention or retention areas.
 - e. Areas specifically designated as parks, tot-lots, or playgrounds.
5. Open space areas do not include:
 - a. Unused or leftover portions of property which are specifically used for storage or outdoor areas which are developed for use as a storage area.
 - b. Motor vehicle uses such as parking lots, open-air showrooms, roads or service areas at, above or below ground level. However, landscaping over underground parking and landscaped areas within parking lots will be included.
 - c. Title to common open space/landscaping area will be conveyed to the Metropolitan District or the Homeowner's Association governing or serving homeowners within the subdivision.

ARTICLE VII - VEHICULAR CIRCULATION SYSTEM

VEHICULAR CIRCULATION SYSTEM

The circulation system for Vista Ridge will consist of roads and streets of various sizes, as well as recreation trails intended for pedestrians, equestrians, and bicyclists. All improvements shall be constructed in conformance with Town of Erie construction specifications. The overall intent is to establish a more appropriate and refined transition in the hierarchy of streets within Vista Ridge and accommodate many traditional and alternative forms of movement within and through the community.

Street Design Standards

The vehicular circulation system will be hierarchical with six general levels: (1) four-lane community arterial; (2) two-lane residential collectors; (3) two-lane neighborhood connectors; (4) two-lane local residential street; (5) two-lane low volume local residential street; and (6) private residential streets. All roads and streets shall be built to a minimum paved travel width. Specific horizontal and vertical alignment criteria for each classification of street is per Table 1.

A. Community Arterial Street

These roadways are designed as four-lane parkways with accommodations for additional turn and acceleration/deceleration lanes as may be required. The parkways are an efficient means of moving traffic from Baseline Road providing access to the golf course facilities, residential and other non-residential development areas.

The parkways consist of two lanes of 12 feet plus curb and gutter for a total of 27 feet fl to fl in each direction. A landscaped center median separates the two directions of travel. The right-of-way is a minimum of 120' with a 35 mph posted speed limit (see figure 1).

Figure 1 A Community Arterial Street
5000+ ADT

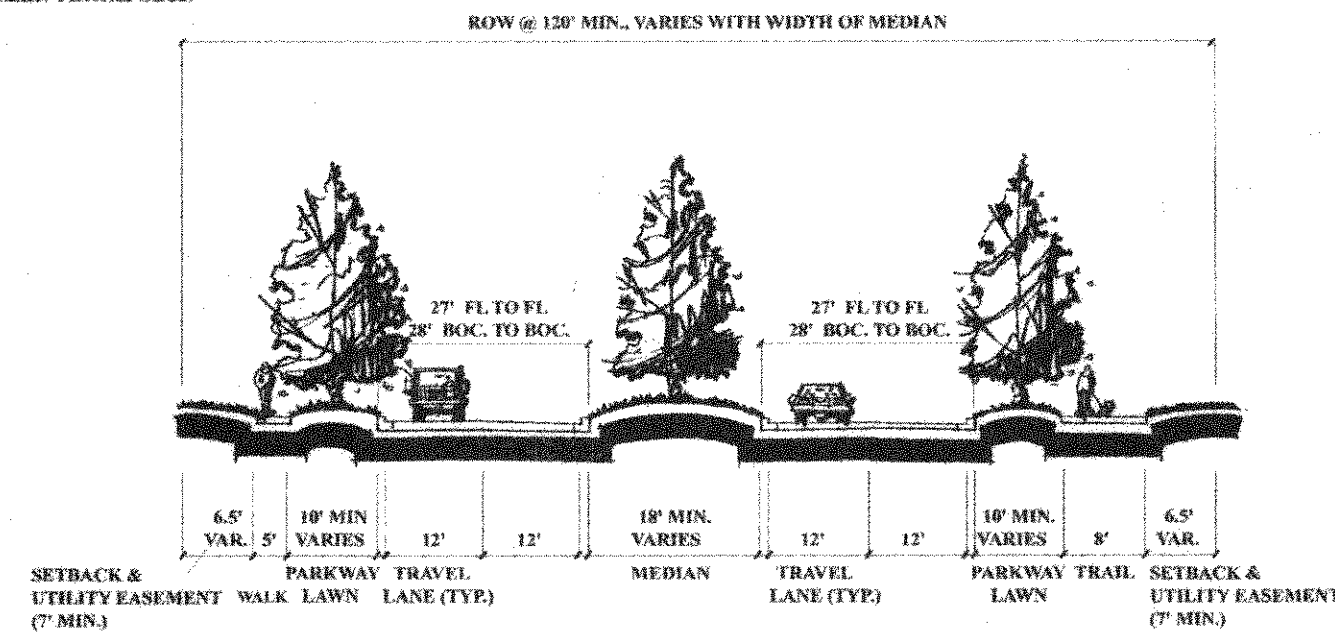
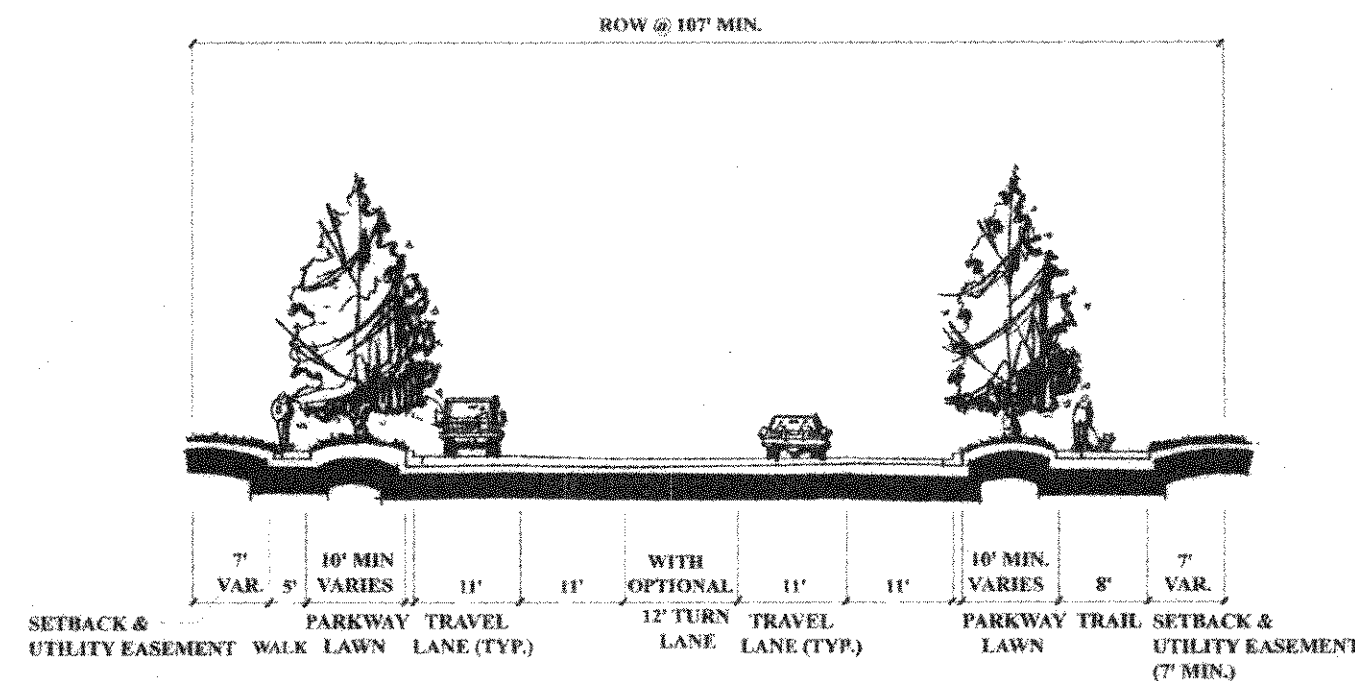


Figure 1B Community Arterial Street without Median
5000+ ADT Not to Scale



B. Two-Lane Residential Collector Street

The primary purpose of this type of road is to collect traffic from individual neighborhoods and carry it to the arterials. The two-lane collectors are characterized by 20' drive lanes that include a 12' travel lane and a "breakdown" lane and/or on street bike lane within an 80' R.O.W. Other features include 10' parkway lawns, 5' detached sidewalks within the R.O.W. Residential Collectors will have a 30 m.p.h. posted speed limit. (See figure2 and 2A)

Where left turn lanes are required, the typical section also accommodates two 12' travel lanes and a 12' left turn lane. Where median landscape islands are provided, drive lanes are twenty feet wide each direction to accommodate emergency vehicle access lane requirements as well as a "breakdown" and/or bicycle lane.

Figure 2 Residential Collector with Median
2000-5000 ADT Not to Scale

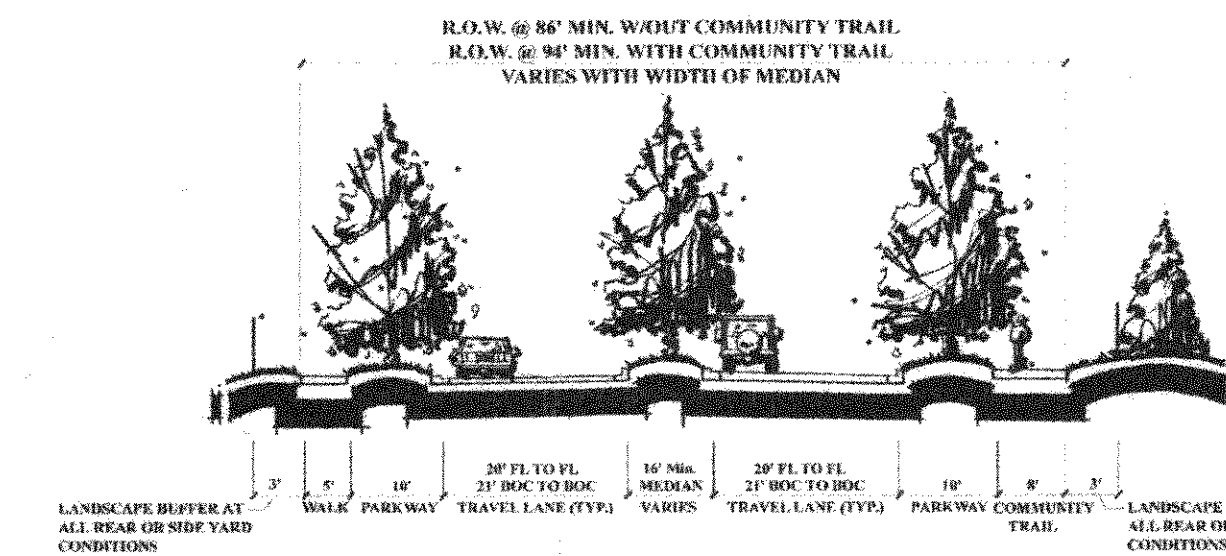
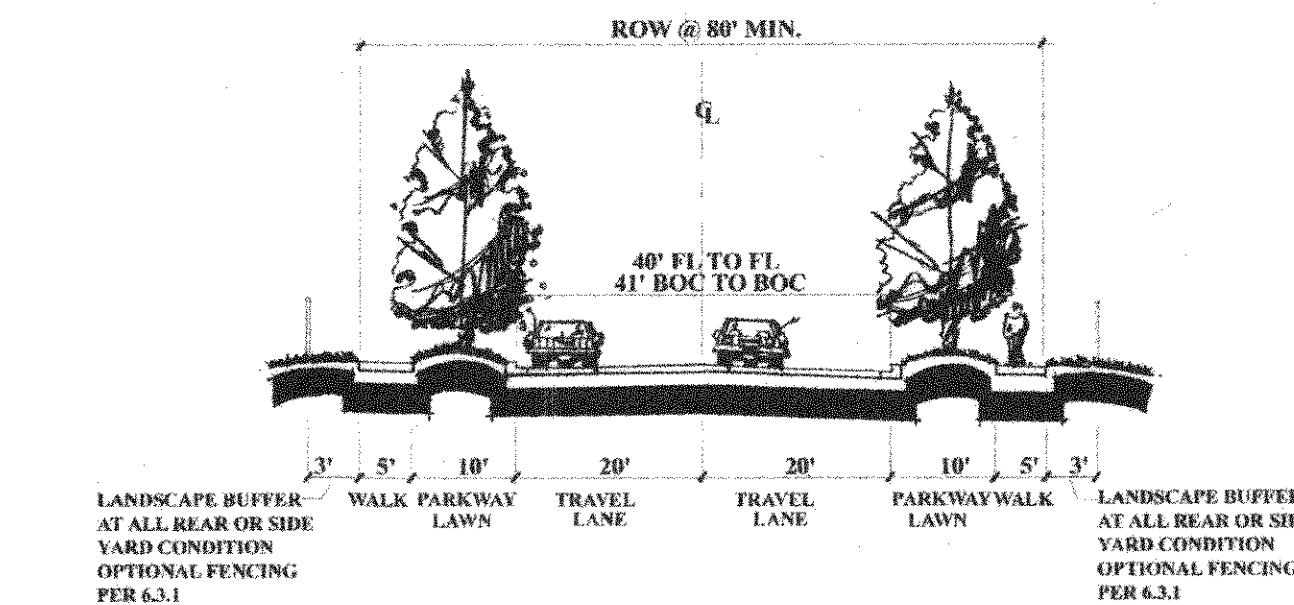


Figure 2A Residential Collector without Median
2000-5000 ADT Not to Scale

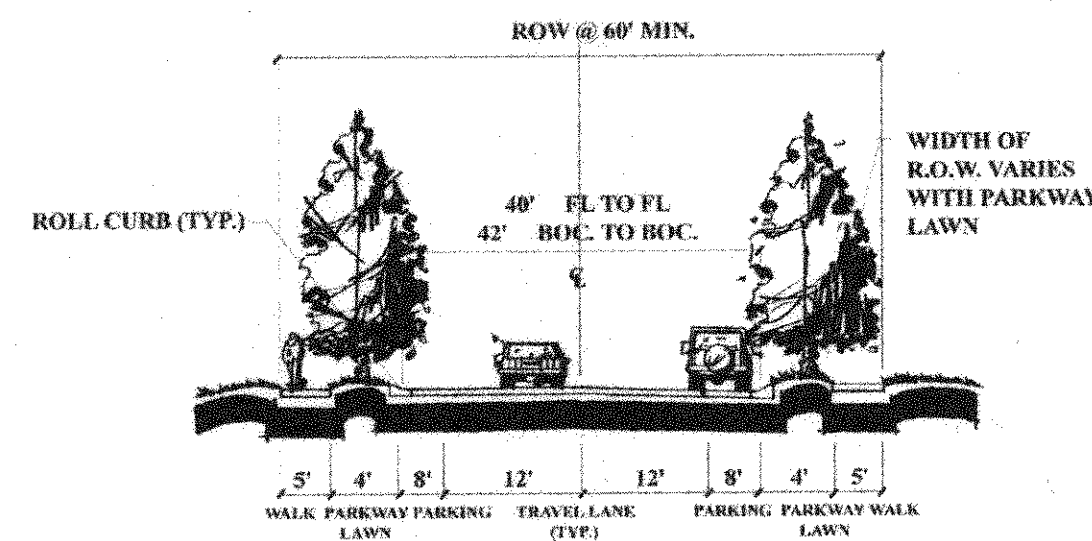


Recorded as
CONFORMED COPY

C. Two-Lane Neighborhood Connector Street

The two-lane neighborhood connector is designed to provide a transition from residential collector streets to local residential streets. This circulation feature is characterized by two, 12' drive lanes and two 8' parking lanes located within a 60' R.O.W. Other street section characteristics include 4' parkway lawns, and 5' wide detached sidewalks. Neighborhood connector streets will have a 25 mph speed limit. (See figure3).

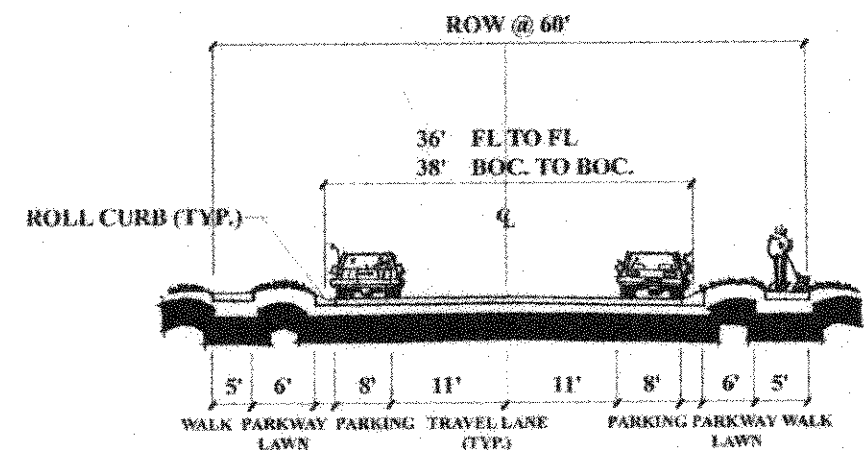
Figure 3 Neighborhood Connector W/ Parking
1000-2000 ADT Not to Scale



D. Two-Lane Local Residential Street

Local streets will comprise many of the streets in Vista Ridge. Two-Lane Local Streets are intended to strictly circulate traffic within neighborhoods and will be publicly owned and maintained. The streets are characterized by two, 11' drive lanes flanked by 8' parking lanes, 6' parkway lawns and 5' detached sidewalks located within a 60' R.O.W. Local streets will have a 15 m.p.h. speed limit (See figure 4).

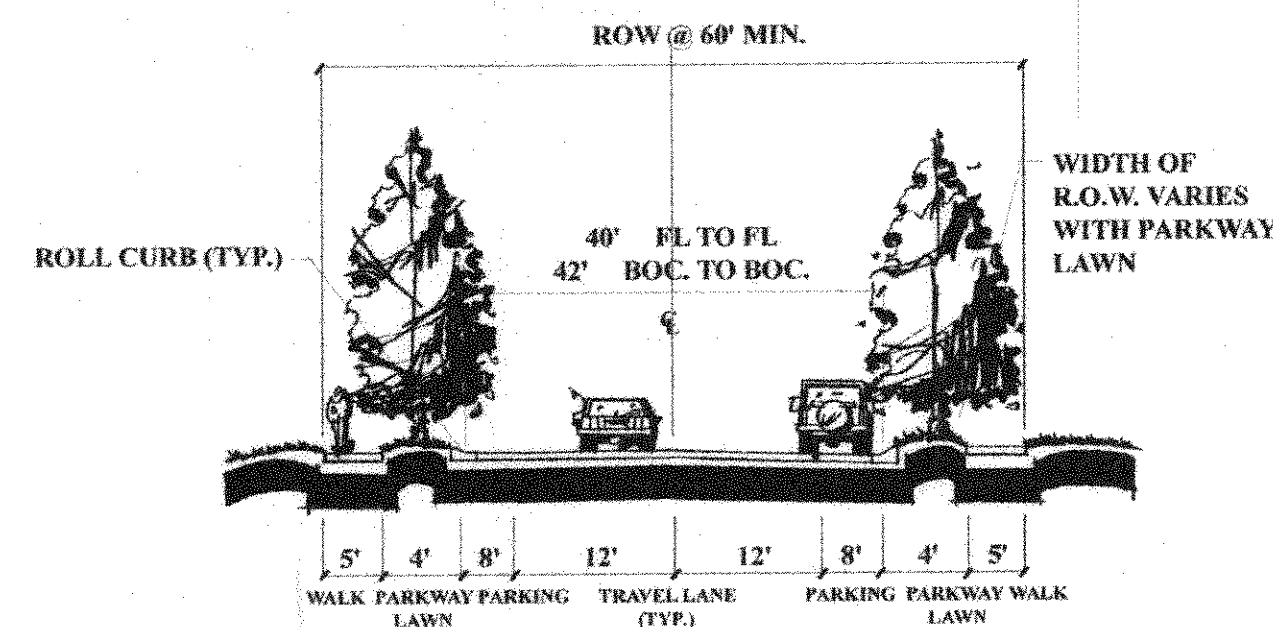
Figure 4 Local Street
800-1000 ADT Not to Scale



E. Two-Lane Low Volume Local Residential Street

Low volume local residential streets will comprise the majority of streets in Vista Ridge. These streets are intended to circulate traffic to sub-neighborhoods and individual homes and will be publicly owned and maintained. The streets are characterized by two, 10' drive lanes, flanked by 6' parking lanes, 5' parking lawns and 5' detached sidewalks located within a 54' R.O.W. Low volume local streets are designed for a 10 m.p.h. speed limit (See figure 5).

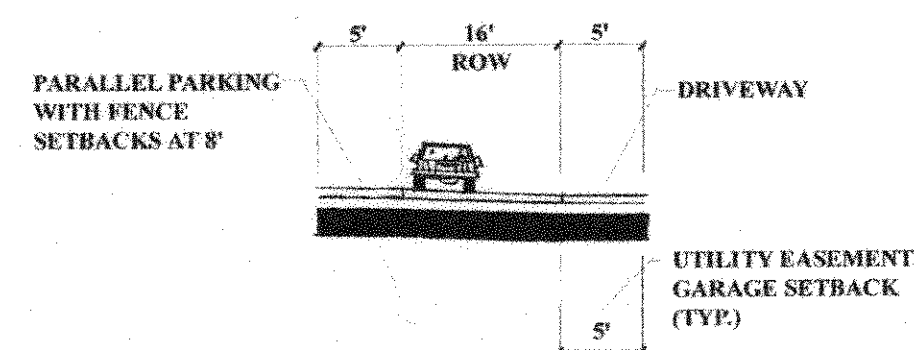
Figure 5 Low Volume Local Street
Less Than 800 ADT Not to Scale



F. Alleys

Alleys are characterized by a minimum 16' wide paved section within a 16' right-of-way. They are to provide access to rear-loaded garages. An additional 5' setback shall be provided from the edge of pavement to the garage doors and fences. Any home that has an alley at the rear of the lot it is located on, should have its garage accessed from the alley (See figure 6).

Figure 6 Alley
Not to Scale



G. Private Residential Streets

Private residential streets may be built to a variety of standards depending on the specific need. Design standards for private streets may include the following: (1) special curb treatments; (2) reduced pavement widths and (3) special paving treatments, including stamped concrete or unit pavers. Private streets shall be designed for speeds not to exceed 15 mph. A typical cross section for a private street with reduced pavement should include two ten foot drive lanes for a total width of 20', with one additional 6' parking lane for a total pavement of 27 feet, or two parking lanes, with a street width to 32 feet (See figure 7 and 7A).

Private streets may or may not have sidewalks on one or both sides of the street, subject to Site Improvement Plan review and approval. Attached walks may be allowed under specific circumstances.

All private street standards shall be approved by town staff at time of platting.

Figure 7 Private Streets
Not to Scale

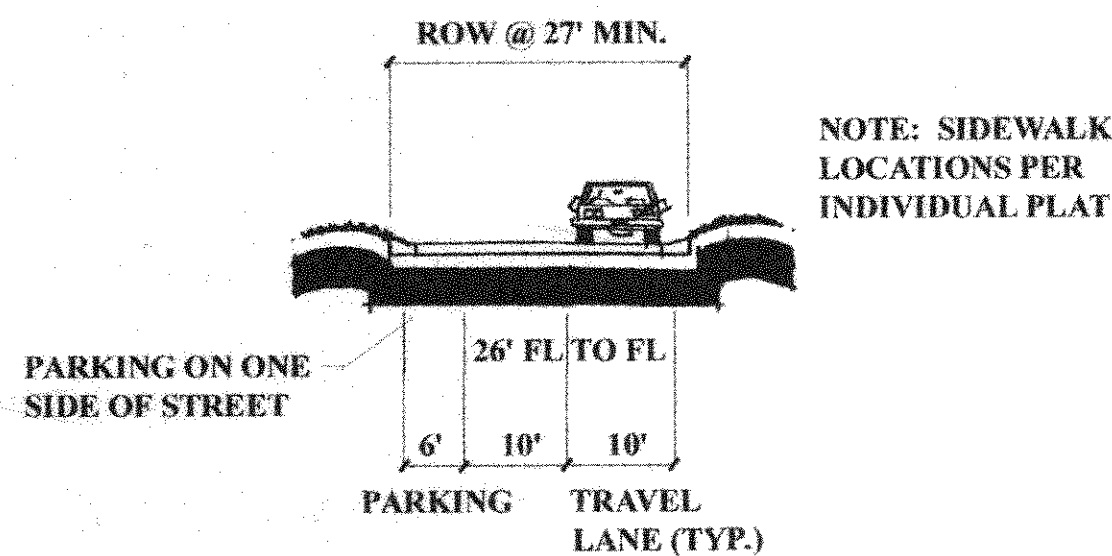
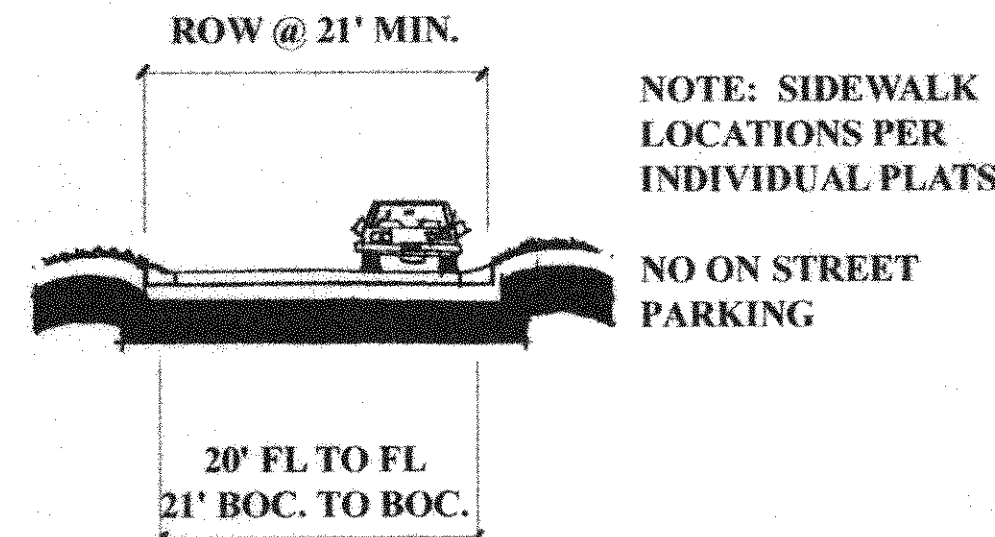


Figure 7A Private Streets
Not to Scale



H. Additional Design Standards

A. Cul-De-Sac Design Standards (Subject to site specific design approved by Mountain View Fire Protection District)

- Maximum cul-de-sac length of 750'. Same
- Maximum 24 units on a cul-de-sac. N/A
- Turnarounds for Cul-de-sac 151' to 500' long will be 70' in diameter flowline-to-flowline; Turnarounds for Cul-de-sac 501' to 750' long will be 96' in diameter flowline-to-flowline. Same
- Landscape islands will be allowed within Cul-de-sac turnarounds. N/A
- Alternate cul-de-sac turnaround designs will be permitted for cul-de-sacs serving less than 12 units and lengths less than 500'. Not allowed
- No turnaround is required for cul-de-sac less than 150' long, serving less than 9 units and where end of cul-de-sac is visible from the intersecting street. N/A

A. Residential Driveway Access

- Community Arterial Streets
 - No residential driveway access allowed.
- Residential collector street
 - No individual drive access allowed
 - Shared drive access allowed for 2-4 units with off-street turnarounds provided
- Neighborhood connector street
 - Individual access allowed with off-street turnarounds provided
 - No access within 50' of an intersection, measured from curbline
- Local residential/low volume residential street
 - Individual driveway access allowed
 - No drive within 20' of an intersection measured from curbline

	Design Speed	Minimum Centerline Radius	Minimum Tangent Between Curves	Minimum Intersection Spacing	Minimum Curb Return Radius	Minimum Center Sight Distance	Minimum Stopping Sight Distance	Maximum Grade	Maximum Grade at Intersection
Community Arterial	40	650'	200	400'	30'	380' Left 440' Right	350'	5%	3% First 100'
Residential Collector	35	475'	150	300'	30'	250' Left 280' Right	275-325'	6%	3%-100'
Neighborhood Connector	30	300	100	200'	25'	350' Left 260' Right	200'	6%**	3%-50'
Local Residential	25*	175'	50	125'	15'	150' Left 130' Right	150'	8%**	4%-50'
Low Volume Local Residential	25*	175'	50'	125'	15'	240' Left 200' Right	150'	8%**	4%-50'
Alley	10	30	N/A	75'	5'	100'	50'	8%**	6%-50'
Shared Private Drives	N/A	N/A	N/A	N/A	N/A	100'	50'	12%	8%-20'

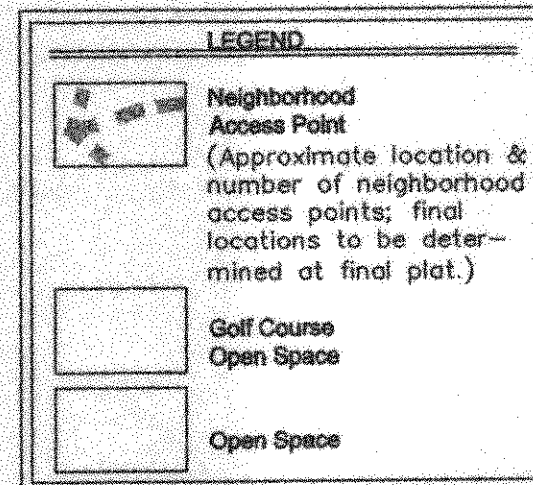
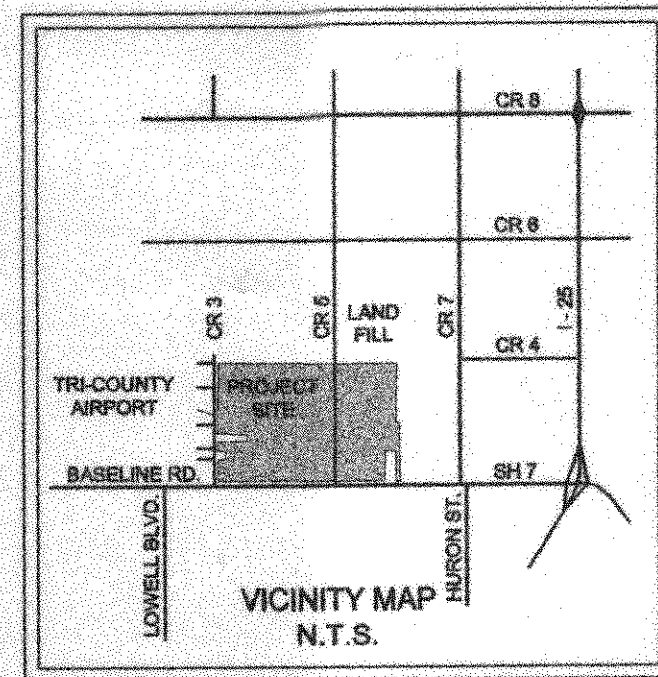
* 60' @ 90 Degree Turns, Low Volume Conditions

**2% Greater for limited Run - South Aspect Within 30 Degrees of North/South Axis

NOTE: The intended design standards are subject to staff review at the time of platting.

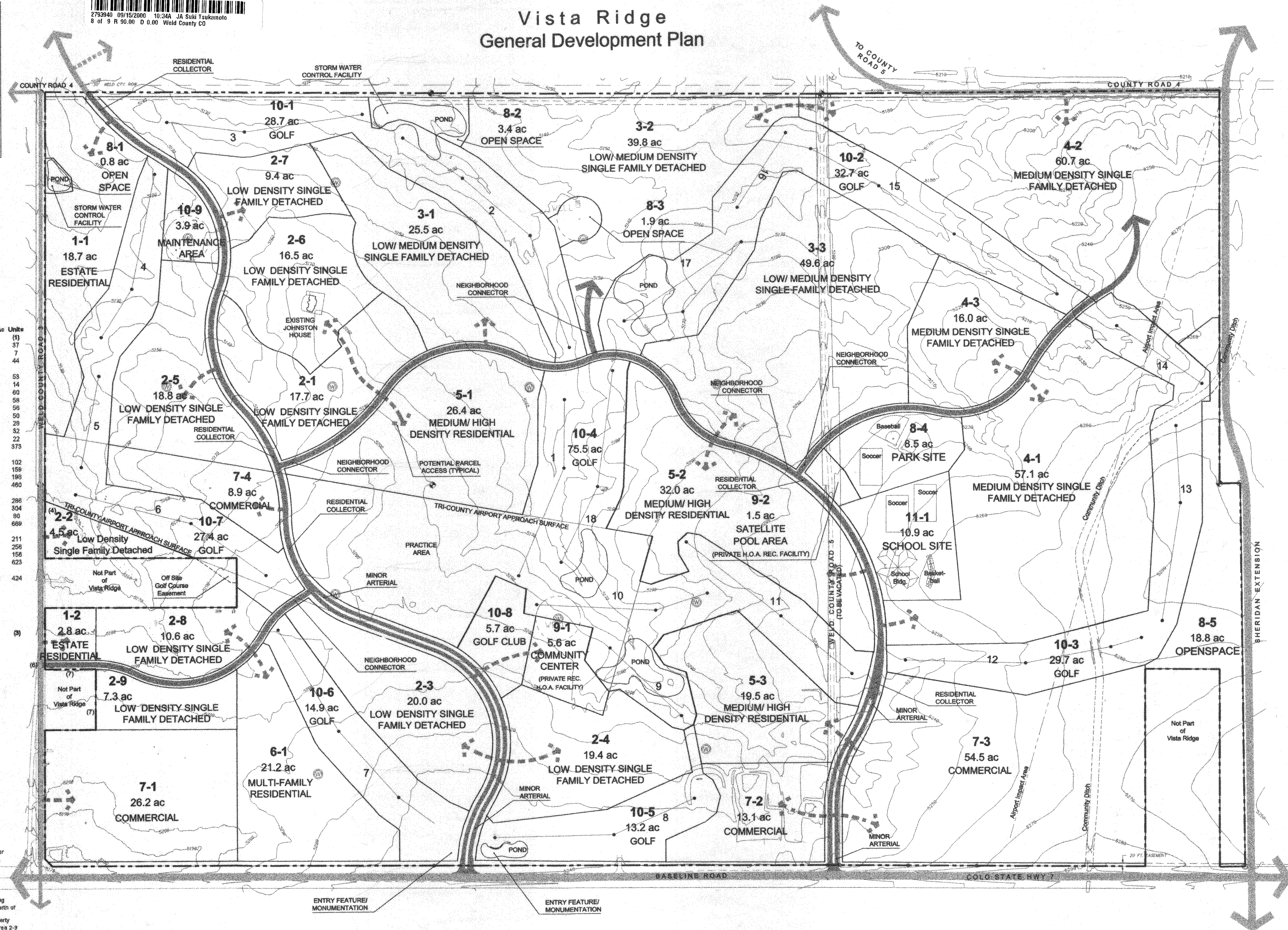
Vista Ridge General Development Plan

2793940 09/15/2000 10:34A JA Suki Tsukamoto
8 of 9 R 90.00 D 0.00 Weld County CO



Landuse	Net Du/Ac	Units
Estate Residential		
1-1	18.7	2
1-2	3.3	2
Total	22.0	4
Low Single Family Detached		
2-1	17.7	3
2-2 (see note 4 below re: units)	4.5	3
2-3	20.0	3
2-4	19.4	3
2-5	18.8	3
2-6	16.5	3
2-7	9.4	3
2-8	10.6	3
2-9	7.3	3
Total	124.2	373
Low/Medium Single Family Detached		
3-1	25.5	4
3-2	39.8	4
3-3	49.6	4
Total	114.9	12
Medium Single Family Detached		
4-1	57.1	5
4-2	60.7	5
4-3	16.0	5
Total	133.8	15
Medium / High Residential		
5-1	26.4	8
5-2	32.0	8
5-3	19.5	8
Total	77.9	24
Multi-Family Residential		
6-1	21.2	20
Total	21.2	20
Commercial		
7-1	26.2	1
7-2	13.1	1
7-3	54.5	1
7-4	8.9	1
Total	102.7	3
Open Space		
8-1	0.8	1
8-2	3.4	1
8-3	1.9	1
8-4	8.5	1
8-5	18.8	1
Total	33.4	5
Community Center (H.O.A.)		
9-1	5.6	1
Total	5.6	1
Satellite Pool (H.O.A.)		
9-2	1.5	1
Total	1.5	1
Golf		
10-1	28.7	1
10-2	32.7	1
10-3	29.7	1
10-4	75.5	1
10-5	13.2	1
10-6	14.9	1
10-7	27.4	1
10-8	5.7	1
10-9	3.9	1
Total	231.7	8
School Site		
11-1	10.9	1
Total	10.9	1
R.O.W./ Infrastructure		
Other Acreage	326.1	
Property Total	922.8	

- (1) Units based on Net Area of Parcels
(2) Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
(3) Maximum number of units is 2494
(4) This parcel includes one additional residential unit plus 14 proposed units
(5) Layout of school and park sites are illustrative and subject to change
(6) The neighborhood connector roadway within planning area 1-2 shall be located a minimum of 150 feet north of the subject area southern boundary
(7) The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.



OWNER
Vista Ridge LLC
16 Driver Lane
Littleton, CO 80123
(303) 795-2800

CIVIL ENGINEERING
HURST & ASSOC.
4999 Pearl E. Circle
Suite 108
Boulder, CO 80301
(303) 449-9105

LAND PLANNING
Redstone
Development Services
1331 15th St.
Second Floor
Denver, CO 80202
(303) 623-3466

CONSULTANTS
NUSZER KOPATZ
1029 CHERRY STREET
DENVER, CO 80204
303.534.3881
303.534.3884 (FAX)
nuzer-kopatz@nuzer.com

SCALE
1" = 300'

DATE
2/22/00

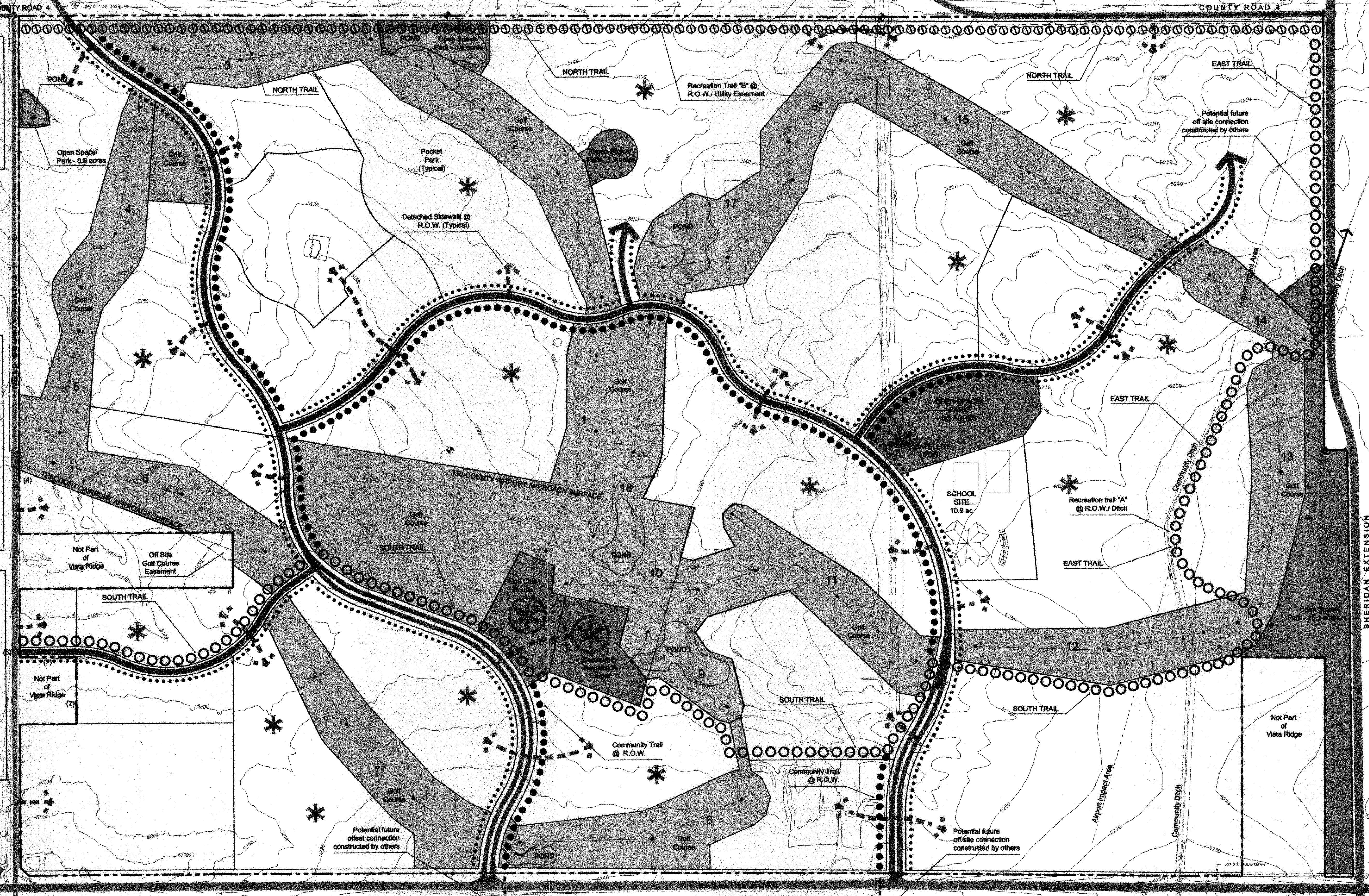
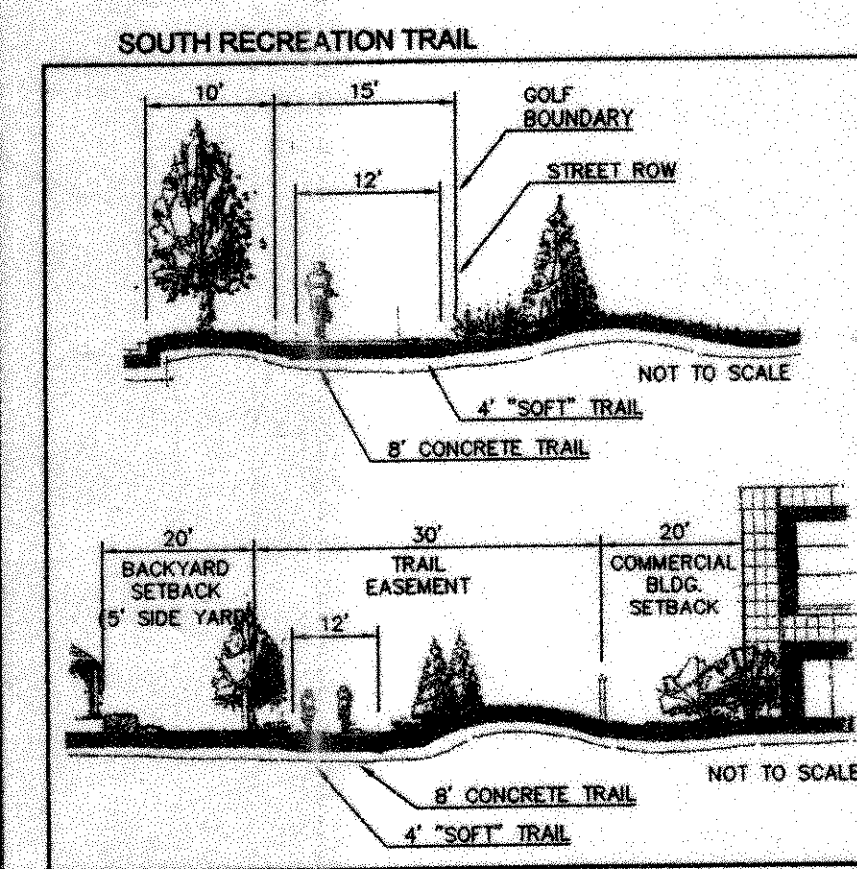
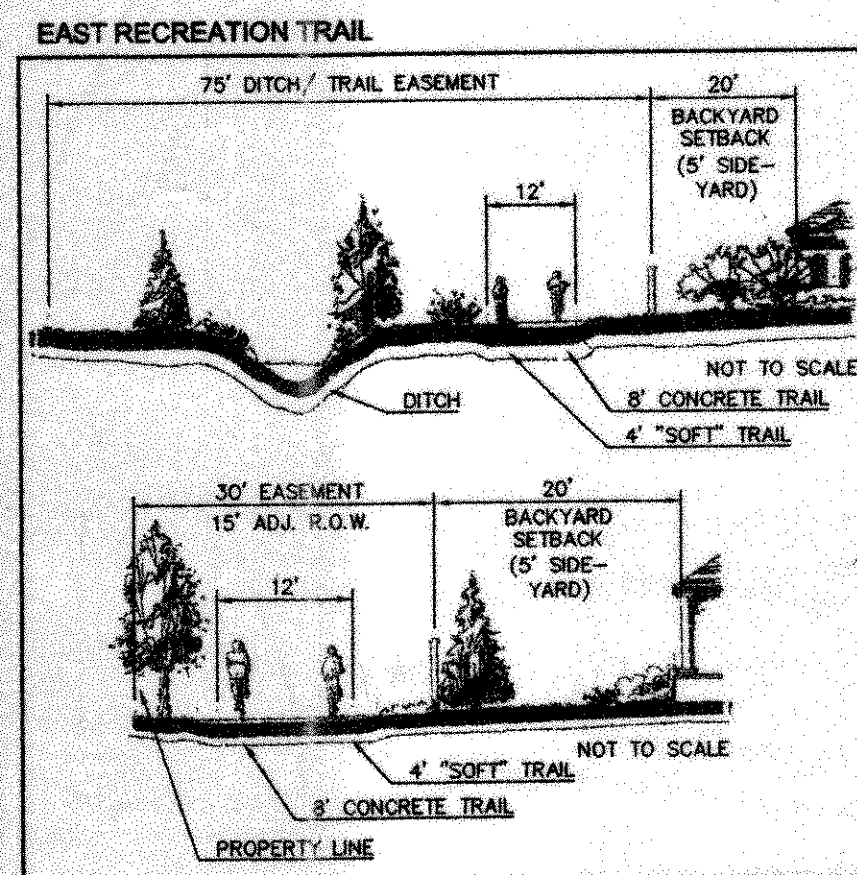
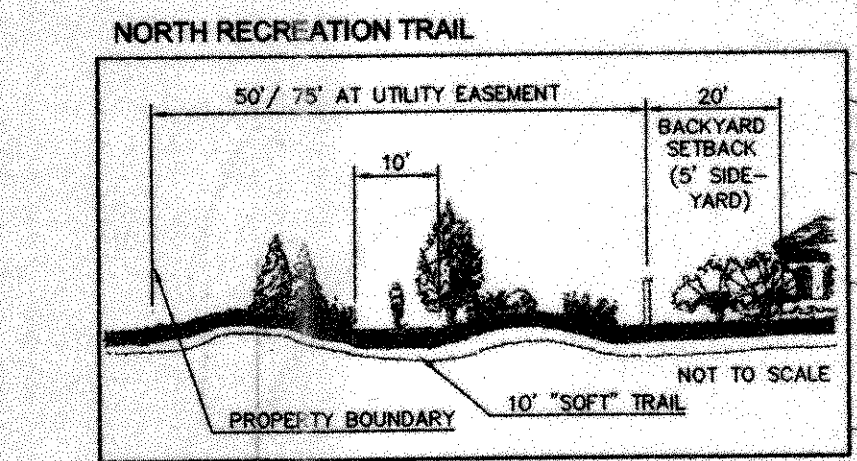
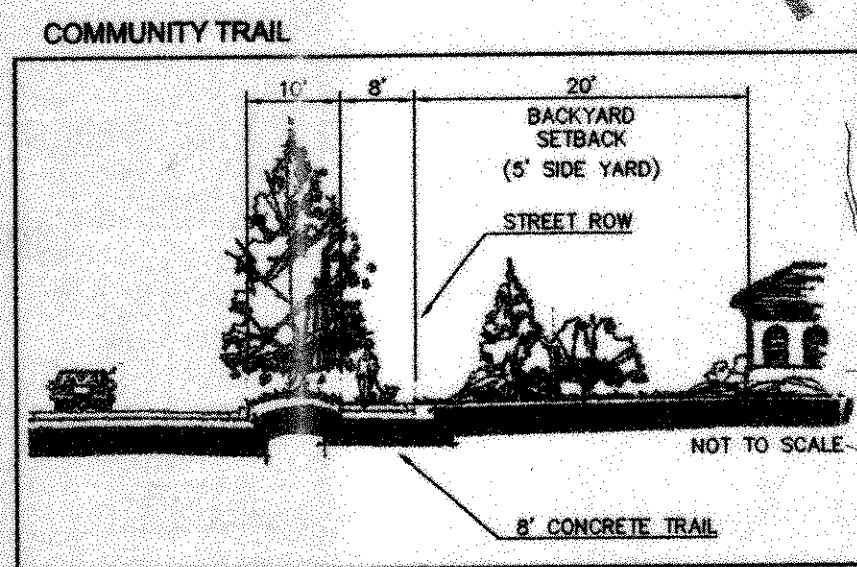
NORTH

SHEET NUMBER
8 of 9

Recorded as
CONFORMED COPY

Vista Ridge Park/ Trail/ Recreation/ Concept Plan

2753940 09/15/2000 10:34A JA Suki Tsukamoto
9 of 9 R 90.00 D 0.00 Weld County CO



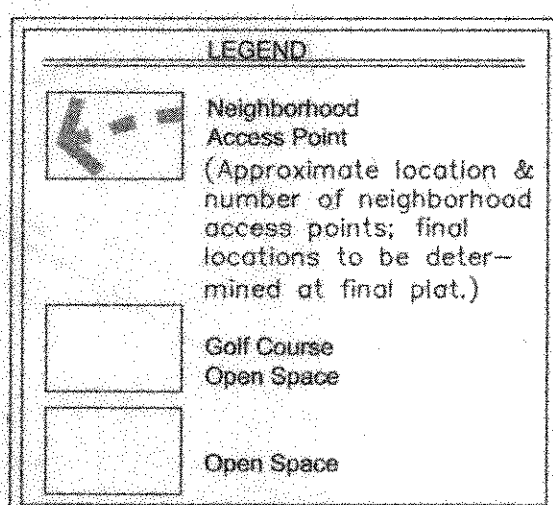
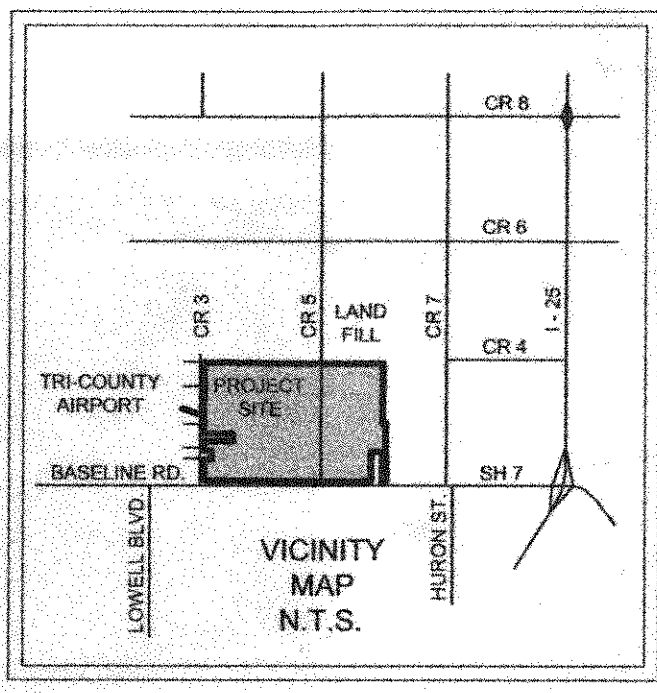
TRAILS - Detached Sidewalk - Community Trail (8' Concrete) - Recreation Trail "A" (8' "Conc." / 4' "Soft") - Recreation Trail "B" (10' "Soft" Surface)	RECREATION NODES - Pocket Park (Playground, etc.) - Pool Center (Community Pool Facility) - Community Center/ Golf Club	OPEN SPACE - Open Space/ Park (Passive/ Active Use) - Golf Course
---	---	--

NOTES:
1) Pocket Parks shall be constructed at the time of individual neighborhood development. The quantity of parks may vary based on the actual number of residential units. Locations may vary due to site planning of individual neighborhoods.
2) Pool Center shall be constructed as required based upon the level of use of the Community Recreation Center.
3) The Community Recreation Center shall be open for use prior to the issuance of the 500th certificate of occupancy for the single family detached units within Vista Ridge.

Recorded as
CONFORMED COPY

OWNER Vista Ridge LLC 18 Driver Lane Littleton, CO 80123 (303) 795-2800	CIVIL ENGINEERING HURST & ASSOC. 4999 Pearl E. Circle Suite 106 Boulder, CO 80301 (303) 448-9105	LAND PLANNING Redstone Development Services 1331 15th St. Second Floor Denver, CO 80202 (303) 623-3486
CONSULTANTS NUSZER KOPATZ 1129 CHEROKEE STREET DENVER, CO 80204 303.534.3881 303.534.3884 (FAX) nuzer-kopatz@nuzer.com		
SCALE 1" = 300' DATE 2/22/00 NORTH SHEET NUMBER 9 of 9		

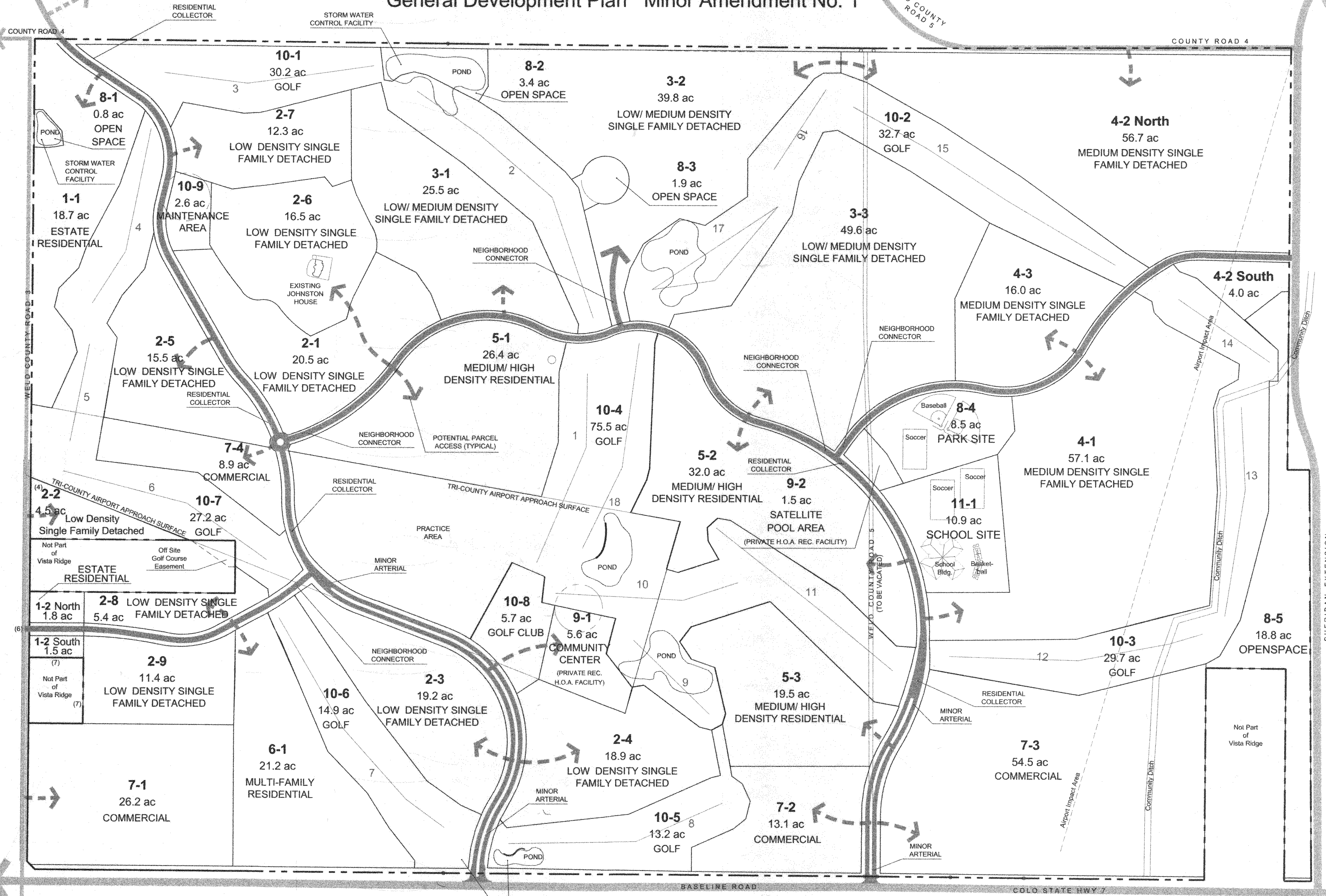
g:\vista ridge\3\plan\current\current.dwg (general development plan 4-B.dwg) Fri Jun 23 10:31:23 2000



Landuse	Net	Du/Ac	Units
Estate Residential			(1)
1-1	18.7	2	37
1-2 North	1.8	2	4
1-2 South	1.5	2	3
Total	22.0		44
Low Single Family Detached			
2-1	20.5	3	62
2-2 (see note 4 below for units)	4.5	3	14
2-3	19.2	3	58
2-4	18.9	3	57
2-5	15.5	3	47
2-6	16.5	3	50
2-7	12.3	3	37
2-8	5.4	3	16
2-9	11.4	3	34
Total	124.2		375
Low/Medium Single Family Detached			
3-1	25.5	4	102
3-2	39.8	4	159
3-3	49.6	4	198
Total	114.9		459
Medium Single Family Detached			
4-1	57.1	5	286
4-2 North	56.7	5	284
4-2 South	4.0	5	20
4-3	16.0	5	80
Total	133.8		670
Medium/High Residential			
5-1	26.4	8	211
5-2	32.0	8	256
5-3	19.5	8	156
Total	77.9		623
Multi-Family Residential			
6-1	21.2	20	424
Commercial			
7-1	26.2		
7-2	13.1		
7-3	54.5		
7-4	8.9		
Total	102.7		
Open Space			
8-1	0.8		
8-2	3.4		
8-3	1.9		
8-4	8.5		
8-5	18.8		
Total	33.4		
Community Center (H.O.A.)			
9-1	5.6		
9-2	1.5		
Total	7.1		
Golf			
10-1	30.2		
10-2	32.7		
10-3	29.7		
10-4	75.5		
10-5	13.2		
10-6	14.9		
10-7	27.2		
10-8	5.7		
10-9	2.6		
Total	231.7		
School Site			
11-1	10.9		
R.O.W./Infrastructure			
Other Acreage			
Property Total	922.8		

- (1) Units based on Net Area of Parcels
(2) Golf Layout is preliminary, location may require minor readjustment at the time of final development plans.
(3) Maximum number of units is 2494
(4) This parcel includes one additional residential unit plus 14 proposed units.
(5) Layout of school and park sites are illustrative and subject to change.
(6) The neighborhood connector roadway within planning area 1-2 shall be located a minimum of 150 feet north of the subject area southern boundary.
(7) The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.

Vista Ridge General Development Plan Minor Amendment No. 1



REVISION BLOCK
Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.
December 07, 2001

APPROVAL BLOCK
Town of Erie, Colorado
[Signature]
Director of Community Development
Date: 2/7/02

CLERK AND RECORDER
The plat was filed for record in the office of the County Clerk and Recorder of Weld County at _____ O'Clock, _____ M., on the _____ Day of _____ A.D., 20____, in the Book _____, Page _____, Map _____, Reception No. _____.
Weld County Clerk and Recorder
By: _____ Deputy

OWNER
Vista Ridge LLC
16 Driver Lane
Littleton, CO 80123
(303) 795-2800

CIVIL ENGINEERING
HURST & ASSOC.
4999 Pearl E. Circle
Suite 106
Boulder, CO 80301
(303) 449-9105

LAND PLANNING
Redstone
Development Services
1331 15th St.
Denver, CO 80202
(303) 623-3466

CONSULTANTS
NUSZER KOPATZ
117 CHEROKEE STREET
DENVER, CO 80204
303.534.3881
303.534.3884 FAX

SCALE
1"=300'

DATE
01/10/02

NORTH

SHEET NUMBER
8 of 9

VISTA RIDGE DEVELOPMENT PLAN AMENDMENT No. 3

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

922.8 ACRES

PDA07-006

REVISION BLOCK

Minor Amendment No. 3 standards as listed below shall replace Article VI, Section B.4 and B.5 entirely and add Section B.6 to the Vista Ridge Development Plan.
August 15, 2007

CLERK & RECORDER CERTIFICATE

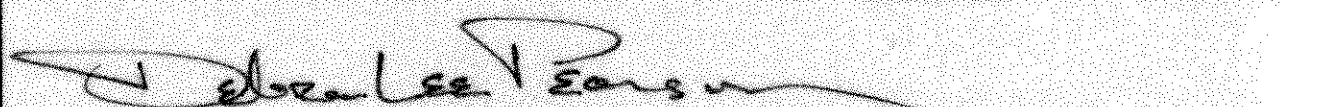
STATE OF COLORADO)
COUNTY OF WELD) SS.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 200__ A.D.
AND WAS RECORDED AT RECEPTION NUMBER _____.

WELD COUNTY
CLERK AND RECORDER

COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE COMMUNITY DEVELOPMENT DIRECTOR ON THIS 30TH DAY OF AUGUST, 2007.


COMMUNITY DEVELOPMENT DIRECTOR

ARTICLE VI - ANCILLARY USE STANDARDS

4. Permitted Signs - Residential Planning Areas

a. All signs permitted in the Town of Erie Sign code. Unless in conflict with the Town of Erie Sign Code, the following shall apply:

i) On Site Development Signs. Development signs used by an owner, builder or developer to announce or advertise property for sale, rent or lease during the construction, sales, lease or rental period shall be permitted and shall be displayed only on the property to which the sign pertains. A maximum of two (2) development signs per planning area shall be permitted. Each sign shall not exceed one-hundred (100) square feet face area and the total face area shall not exceed ninety-six (96) square feet.

The maximum height for each development sign shall be eight (8) feet. No temporary development sign shall remain beyond the completion of the construction, leasing and sale period, whichever comes first, but in no case shall any sign, remain longer than two (2) years.

ii) Directional Signs. Directional signs shall be permitted as necessary to provide adequate direction to a particular project undergoing active construction, sale, leasing or renting activity. In no case shall the number of signs exceed three (3) per builder per planning area under construction or property being offered for sale, lease or rent. Individual directional signs shall not exceed fifteen (15) square feet in a face area.

5. Permitted Signs - Convenience Commercial and Commercial Planning Areas

a. All signs permitted in the Town of Erie Sign Code. Unless in conflict with the Town of Erie Sign code, the following shall apply:

i) On Site Development Signs. Temporary development signs used by an owner, builder or developer to advertise property for sale, rent or lease during the construction or sales period shall be located on site within the Convenience Commercial or Commercial Area under construction or offered for sale, lease or rent. A maximum of two (2) development signs shall be permitted per project. The total sign area of all development signs per project shall not exceed two hundred (200) square feet. Each development sign shall be setback a minimum of fifteen (15) feet from all property lines and shall not exceed fifteen (15) feet in height. No temporary development signs shall remain beyond the completion of the construction, leasing or sales period, whichever comes first.

ii.) Projecting Signs. One (1) projecting sign wall is permitted per use in Convenience Commercial or Commercial Planning Areas for the purposes of advertising the business activity or wares. Such sign shall not exceed thirty (30) square feet in an area and may advertise more than one (1) business. Projecting signs should clear adjacent sidewalks by at least eight (8) feet. Angular projection signs shall be spaced no closer than fifty (50) feet apart. Projecting signs for each business or use shall be in lieu of any other allowable face or wall sign.

6. Permitted Signs - Planning Areas Abutting State Highway 7

a. All signs permitted in the Town of Erie Sign Code. Unless in conflict with the Town of Erie Sign code, the following shall apply:

i.) Vista Ridge Marketing Signs. Temporary marketing signs which indicate the location of a number of uses or projects shall also be permitted, in which case the face area of each panel of such a sign shall not exceed one hundred twenty-eight (128) square feet, shall be single sided, shall be located a maximum of four (4) feet off of the ground and shall not exceed twelve (12) feet in overall height.

(a) Vista Ridge Marketing Signs shall be located only on undeveloped land abutting State Highway 7, which land may be property other than the subdivision or development to which the sign refers. In no case shall any of these signs impair traffic movement or visibility.

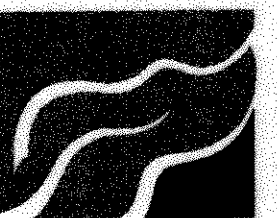
(b) A maximum of four (4) signs shall be permitted.

(c) The minimum distance between signs shall be two hundred (200) feet.

(d) Sign permit applications shall be accompanied by a statement, signed by the owner of the property on which the sign is to be placed, showing consent to erect the sign and assuming the responsibility for its removal.

(e) Vista Ridge Marketing Signs shall be removed within thirty (30) days from the time that ninety-five (95) percent of the lots or dwelling units within Vista Ridge have been sold.

(f) Sign appearance shall be that of high quality. No fluorescent colors or lighting are permitted. The back side of the sign and exposed sign posts shall be painted the same color as the sign's primary body color.



NUSZER KOPATZ
urban design associates

1117 CHEROKEE STREET
DENVER, COLORADO 80204
303.534.3881
303.534.3884 (FAX)
nuzzer-kopatz.com

Vista Ridge Development
Corporation
2750 Vista Parkway
Suite 100
Erie, CO 80516
303.920.9400 Voice
303.920.9440 Fax

VISTA RIDGE

Erie, Colorado
Amendment No. 3

PROJECT: 991011
DRAWN BY: RRD
CHECK BY: RRD
ISSUE DATE: 06.23.00
REVISIONS: 08.16.07

SHEET TITLE
Amendment
No. 3

SHEET NUMBER

AMENDMENT

VISTA RIDGE

Development Plan Amendment No. 4

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

933.7 ACRES

ZR06-004

LEGAL DESCRIPTION

Three parcels of land located in Sections 32 and 33, Township 1 North, Range 68 West of the Sixth P.M., County of Weld, State of Colorado, more particularly described as follows:

PARCEL 1:
All of Vista Ridge Master Final Plat as Recorded 11.28.2001 at Reception No. 2903870;

PARCEL 2:
All of Vista Ridge Filing No. 6 as Recorded _____ at Reception No. _____;

PARCEL 3:
Commencing at the South Quarter Corner of said Section 33;

Thence N00°06'16"E, 75.00 feet along the West line of the Southeast Quarter (Basis of Bearings) to the Point of Beginning.

Thence N89°38'37"W, 498.22 feet along the Northerly Right-of-Way line of Colorado State Highway 7;

Thence N00°06'16"E, 865.79 feet along the Easterly line of Vista Ridge Master Plat Parcel 34;

Thence continuing N00°06'16"E, 80.00 feet to the Northerly line of Ridge View Drive;

Thence S00°34'46"E, 944.60 feet along the Northerly Right-of-Way line of said Ridge View Drive extended, to the Easterly line of Weld County;

Thence S00°34'46"E, 944.60 feet along said county line to a point 75.00 feet North of the Southerly line of the Southeast Quarter of Section 33;

Thence N89°38'54"W, 169.70 feet along a line parallel with and 75.00 feet North of the Southerly line of the Southeast Quarter to the Point of Beginning, containing 14.37 acres, more or less.

DEVELOPMENT PLAN AMENDMENT #1

1 - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

DEVELOPMENT PLAN AMENDMENT #2

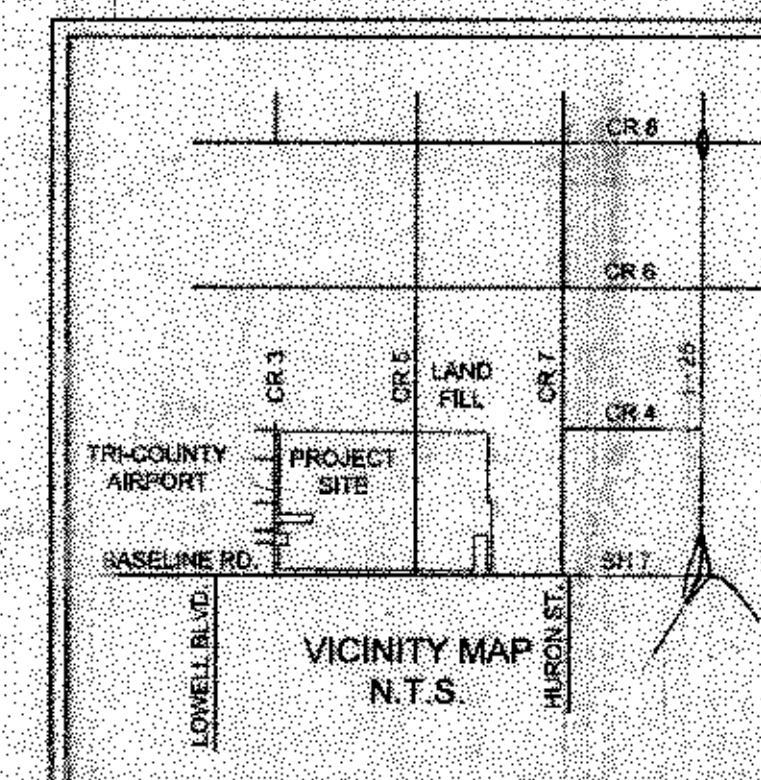
1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
2 - Redefined "Encroachments".
3 - Redefined "Alternative Development Standards".

DEVELOPMENT PLAN AMENDMENT #3

1 - Revise Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Convenience Commercial and Commercial Planning Areas.
2 - Add Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.
3 - Illustrated Ridge View Drive in PA 7-5 and North of PA 7-5.

DEVELOPMENT PLAN AMENDMENT #4

1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
2 - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Parkway ROW).
3 - Illustrated Ridge View Drive in PA 7-5 and North of PA 7-5.



CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD) ss.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS
____ DAY OF _____, 201____ A.D.
AND WAS RECORDED AT RECEPTION NUMBER _____

WELD COUNTY
CLERK AND RECORDER

COMMUNITY DEVELOPMENT APPROVAL CERTIFICATE

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE
COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY OF
_____, 201____.

COMMUNITY DEVELOPMENT DIRECTOR

VISTA RIDGE

Erie, Colorado
Development Plan Amendment No. 4

PROJECT: 081021
DRAWN BY: DCF
CHECK BY:
CHECK DATE: 05/18/08
REVISION: 11/6/2010

Sheet Title
Cover Sheet

Sheet Number

1 of 2



VISTA RIDGE

Development Plan Amendment No. 4

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

933.7 ACRES
ZR05-004

ADDITIONAL
NOTES
1. The Commission shall have the authority to amend the plan.
2. The Commission shall have the authority to delete any portion of the plan.
3. The Commission shall have the authority to modify any portion of the plan.
4. The Commission shall have the authority to approve any portion of the plan.
5. The Commission shall have the authority to disapprove any portion of the plan.
6. The Commission shall have the authority to suspend any portion of the plan.
7. The Commission shall have the authority to reinstate any portion of the plan.
8. The Commission shall have the authority to rescind any portion of the plan.
9. The Commission shall have the authority to amend the plan.
10. The Commission shall have the authority to delete any portion of the plan.
11. The Commission shall have the authority to modify any portion of the plan.
12. The Commission shall have the authority to approve any portion of the plan.
13. The Commission shall have the authority to disapprove any portion of the plan.
14. The Commission shall have the authority to suspend any portion of the plan.
15. The Commission shall have the authority to reinstate any portion of the plan.
16. The Commission shall have the authority to rescind any portion of the plan.

NO.	DESCRIPTION	DATE
1	Added Commercial Planning Area, PA 7-5, (11.5 acres) to the Development Plan.	10/1/00
2	Reduced Open Space Planning Area, PA 5-5, (3.3 acres) to the Development Plan.	10/1/00
3	Added RidgeView Drive.	10/1/00

REVISION BLOCK

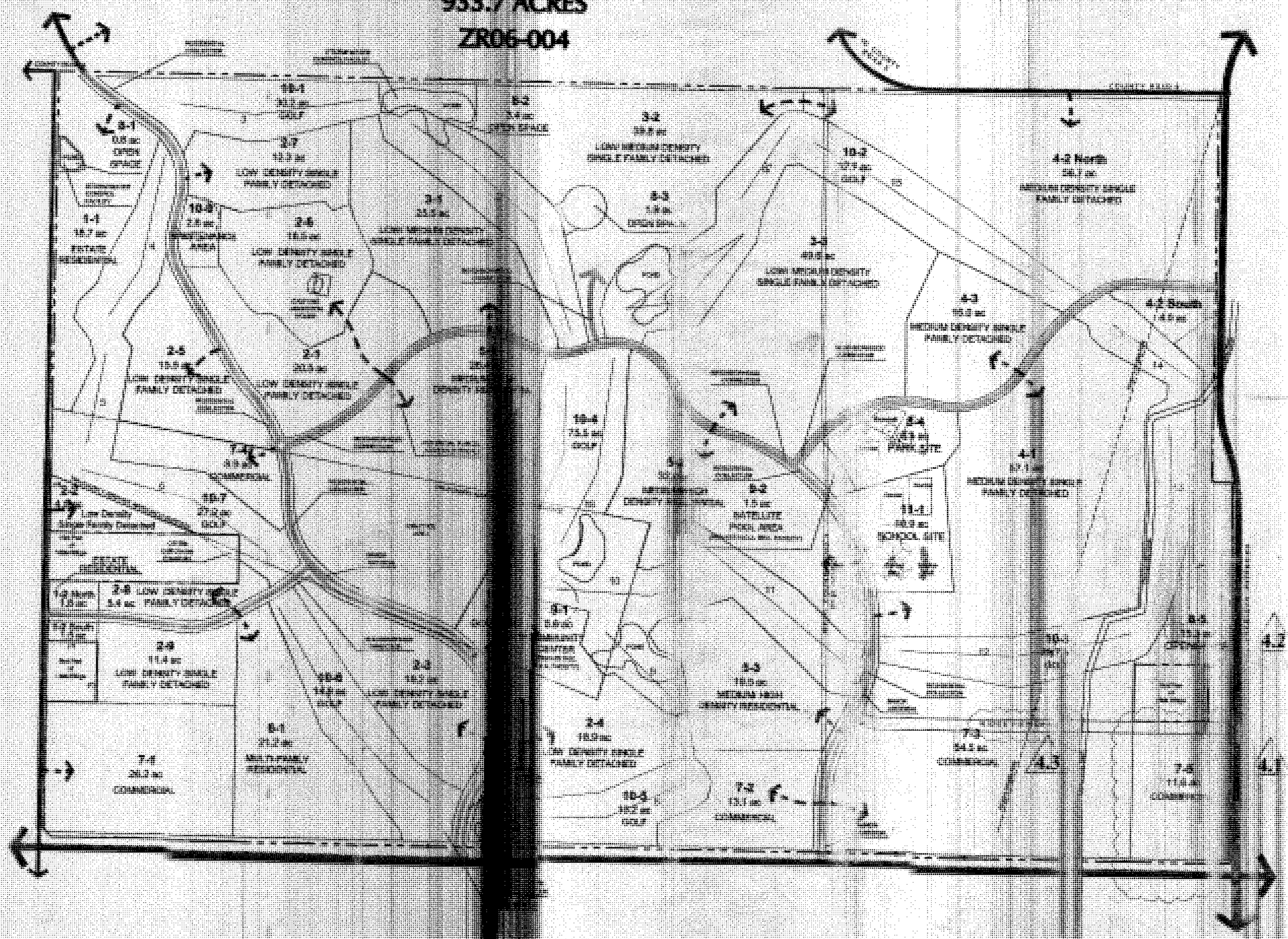
1 - Added Commercial Planning Area, PA 7-5, (11.5 acres) to the Development Plan.

2 - Reduced Open Space Planning Area, PA 5-5, (3.3 acres) to the Development Plan.

3 - Added RidgeView Drive.

10/1/00

May 15, 2001



VISTA RIDGE

Erie, Colorado
Development Plan Amendment No. 4

Development
Plan

VISTA RIDGE

Development Plan Amendment No. 5

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

933.7 ACRES
PDA-12-0030

LEGAL DESCRIPTION

Three parcels of land located in Sections 32 and 33, Township 1 North, Range 68 West of the Sixth P.M., County of Weld, State of Colorado, more particularly described as follows:

PARCEL 1:

All of Vista Ridge Master Final Plat as Recorded 11.28.2001 at Reception No. 2903870;

PARCEL 2:

All of Vista Ridge Filing No. 6 as Recorded 05.19.2008 at Reception No. 3555044;

PARCEL 3:

Commencing at the South Quarter Corner of said Section 33;

Thence N00°06'16"E, 75.00 feet along the West line of the Southeast Quarter (Basis of Bearings) to the Point of Beginning.

Thence N89°38'37"W, 498.22 feet along the Northerly Right-of-Way line of Colorado State Highway 7;

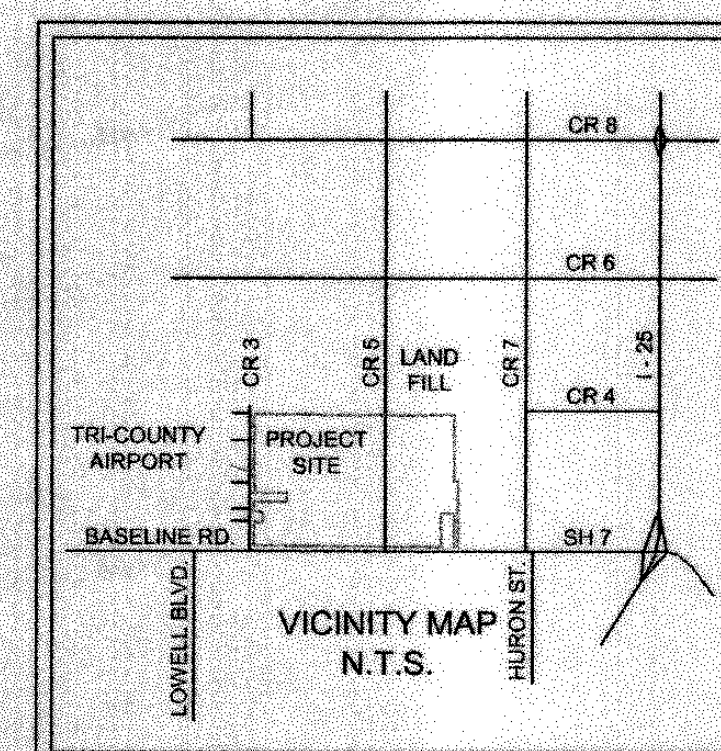
Thence N00°06'16"E, 865.79 feet along the Easterly line of Vista Ridge Master Plat Parcel 34;

Thence continuing N00°06'16"E, 80.00 feet to the Northerly line of Ridge View Drive;

Thence S00°34'46"E, 944.60 feet along the Northerly Right-of-Way line of said Ridge View Drive extended, to the Easterly line of Weld County;

Thence S00°34'46"E, 944.60 feet along said county line to a point 75.00 feet North of the Southerly line of the Southeast Quarter of Section 33;

Thence N89°38'54"W, 169.70 feet along a line parallel with and 75.00 feet North of the Southerly line of the Southeast Quarter to the Point of Beginning, containing 14.37 acres, more or less.



DEVELOPMENT PLAN AMENDMENT #1

1 - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

DEVELOPMENT PLAN AMENDMENT #2

1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
2 - Redefined "Encroachments".
3 - Redefined "Alternative Development Standards".

DEVELOPMENT PLAN AMENDMENT #3

1 - Revise Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Convenience Commercial and Commercial Planning Areas.
2 - Add Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

DEVELOPMENT PLAN AMENDMENT #4

1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
2 - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Parkway ROW).
3 - Illustrated Ridge View Drive in PA 7-3 and North of PA 7-5.

DEVELOPMENT PLAN AMENDMENT #5

1 - Planning Area 5-3, Land Use Regulations Article V, Section F (Medium/High Density Planning Area). 5.d, e and f shall be amended as noted on sheet 2. The noted amendments shall only apply to Planning Area 5-3 and shall NOT apply to any other planning areas within the PD.

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF WELD)
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY
OFFICE ON THIS ____ DAY OF _____,
201__ A.D.
AND WAS RECORDED AT RECEPTION NUMBER
_____.

WELD COUNTY
CLERK AND RECORDER

PLANNING COMMISSION CERTIFICATE

THIS PD AMENDMENT WAS REVIEWED BY THE TOWN OF
ERIE PLANNING COMMISSION ON THIS 19th DAY OF
September, 2012 A.D.

Brent Bell
BRENT BELL, CHAIRMAN
Hallie Sawyer
HALLIE SAWYER, PLANNING COMMISSION SECRETARY

BOARD OF TRUSTEES CERTIFICATE

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN
OF ERIE BOARD OF TRUSTEES ON THIS 9th DAY OF
OCTOBER, 2012 A.D.

Joseph A. Wilton
JOSEPH A. WILSON, MAYOR
Nancy Parker
NANCY PARKER, TOWN CLERK
Melinda Helmer
Melinda Helmer, Deputy Town Clerk

Vista Ridge
Development, LLC
1927 Windermere Lane
Erie, CO 80516
Ph: 805.284.6152

Lange
Land
Surveys
8072 W. 50th Ave. Aurora, CO 80002
P: (720) 944-9725 F: (720) 944-9864

VISTA RIDGE

Erie, Colorado
Development Plan Amendment No. 5

PROJECT: 081027
DRAWN BY: DB
CHECK BY:
ISSUE DATE: 05.19.08
REVISIONS: 11.18.2010
07.18.2012
10.12.2012

SHEET TITLE
Cover
Sheet

SHEET NUMBER

1 of 3

VISTA RIDGE

Development Plan Amendment No. 5

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

933.7 ACRES

PDA-12-0030

1 - Article V, Section F (Medium / High Density Planning Area) Subsection 5.d shall be replaced with the following language:

Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, and fireplaces. Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to six feet into a front setback, provided that the roof projections shall comprise no more than 50 percent of the total length of the building's façade. The covered porch or entrance area projecting into the setback shall remain exterior to the building and enclosed by no more than a railing. The projection shall be at least five feet from the property line.

2 - Article V, Section F (Medium / High Density Planning Area) Subsection 5.e shall be replaced with the following language:

Paved patios or terraces may project into any setback.

3 - Article V, Section F (Medium / High Density Planning Area) Subsection 5.f shall be replaced with the following language:

Unroofed landings, decks and stairs may project in required setbacks, provided that the floor shall not extend higher than 30 inches above the finished grade level and the projection is at least five feet from the lot line.

Vista Ridge
Development, LLC
1927 Windemere Lane
Erie, CO 80516
Ph: 805.284.6152

 Lange
Land
Surveys
8072 N. 50TH AVE. DENVER, CO 80232
P(720) 242-8732 F(720) 242-9804

VISTA RIDGE

Erie, Colorado
Development Plan Amendment No. 5

PROJECT: 081027
DRAWN BY: DB
CHECK BY:
ISSUE DATE: 05.19.08
REVISIONS: 11.16.2010
07.18.2012
10.12.2012

SHEET TITLE
Cover
Sheet

SHEET NUMBER

2 of 3

VISTA RIDGE

Development Plan Amendment No. 5

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

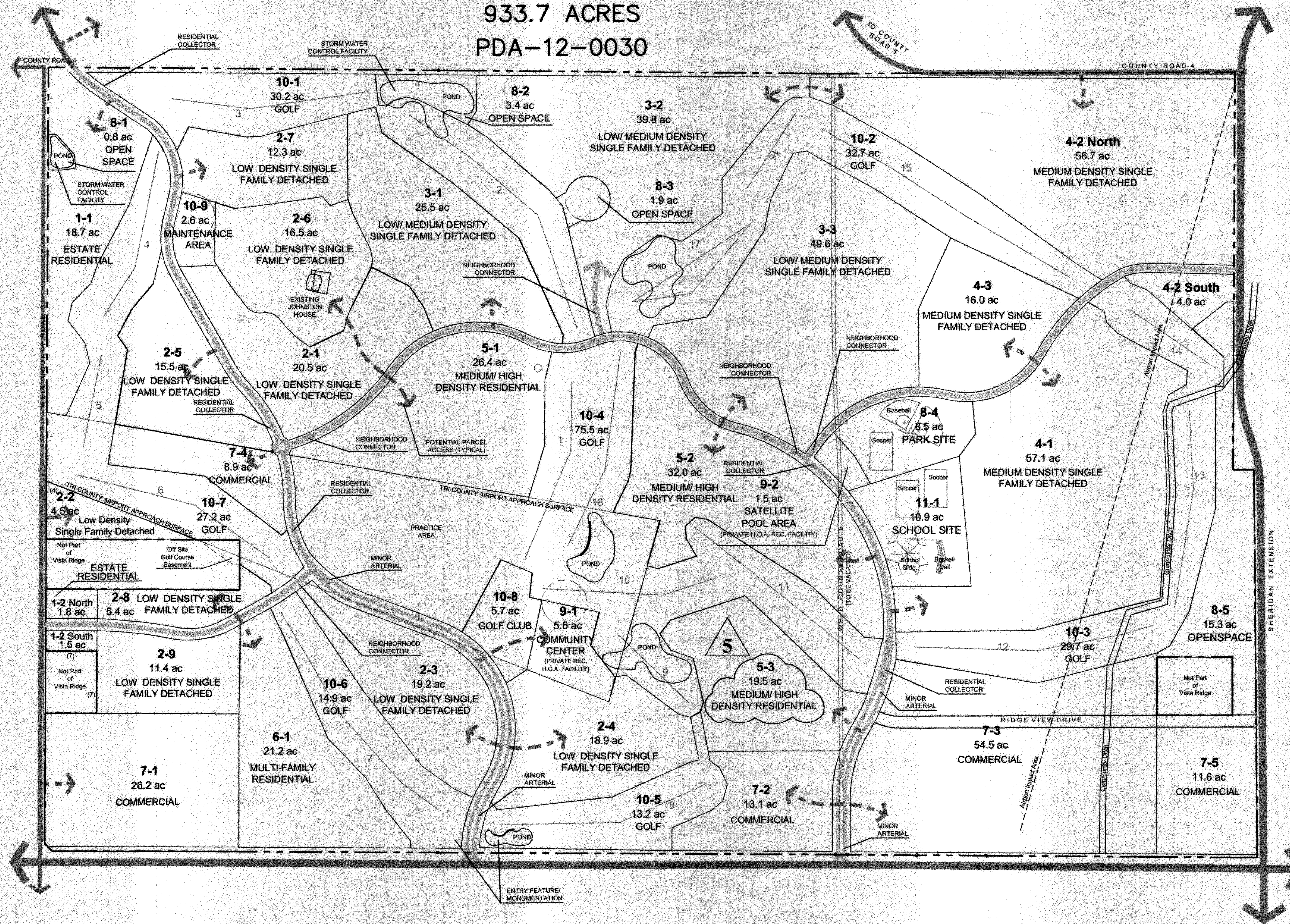
933.7 ACRES
PDA-12-0030

Landuse	Net Du/Ac	Units
Estate Residential	Acres	(1)
1-1	18.7	2
1-2 North	1.8	2
1-2 South	1.5	3
Total	22.0	44
Low Single Family Detached		
2-1	20.5	3
2-2 (see note 4 below re: units)	4.5	3
2-3	19.2	3
2-4	18.9	3
2-5	15.5	3
2-6	16.5	3
2-7	12.3	3
2-8	5.4	3
2-9	11.4	3
Total	124.2	375
Low Medium Single Family Detached		
3-1	25.5	4
3-2	39.8	4
3-3	49.6	4
Total	114.9	459
Medium Single Family Detached		
4-1	57.1	5
4-2 North	56.7	5
4-2 South	4.0	5
4-3	16.0	5
Total	133.8	670
Medium / High Residential		
5-1	26.4	8
5-2	32.0	8
5-3	19.5	8
Total	77.9	633
Multi-Family Residential		
6-1	21.2	20
Commercial		
7-1	26.2	
7-2	13.1	
7-3	54.5	
7-4	8.9	
7-5	11.6	
Total	117.1	(3) (6)
Development Totals	611.1	(3) (6)
Open Space		
8-1	0.8	
8-2	3.4	
8-3	1.9	
8-4	8.5	
8-5	15.3	
Total	30.1	
9-1 Community Center (H.O.A.)	5.6	
9-2 Satellite Pool Area (H.O.A.)	1.5	
Total	7.1	
Golf		
10-1	30.2	
10-2	32.7	
10-3	29.7	
10-4	75.5	
10-5	13.2	
10-6	14.9	
10-7	27.2	
10-8	5.7	
10-9	2.6	
Total	231.7	
11-1 School Site	10.9	
R.O.W. / Infrastructure	43.0	
Other Acreage	328.1	
Property Total	933.7	

- (1) Units based on Net Area of Parcels
(2) Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
(3) Maximum number of units is 2404.
(4) This parcel includes one additional residential unit plus 14 proposed units.
(5) Layout of school and park sites are illustrative and subject to change.
(6) The neighborhood connector roadway within planning area 1-2 shall be located a minimum of 150 feet north of the subject area southerly boundary.
(7) The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.

REVISION BLOCK

1- Planning area 5-3 revisions.



Vista Ridge
Development, LLC
1927 Windermere Lane
Erie, CO 80516
Ph: 805.284.6152

Lange
Land
Surveys
1572 N. 58TH AVE., ARVADA, CO 80002
P: (720) 242-4732 F: (720) 242-4804

VISTA RIDGE
Erie, Colorado
Development Plan Amendment No. 5

PROJECT: 081027
DRAWN BY: DB
CHECK BY:
ISSUE DATE: 05.19.08
REVISIONS: 11.16.2010
07.18.2012
10.12.2012

SHEET TITLE
Development
Plan

SHEET NUMBER

3 of 3

VISTA RIDGE

Development Plan Amendment No. 6

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES 948.1 ac
PDA-13-00023

LEGAL DESCRIPTION

THREE PARCELS OF LAND LOCATED IN SECTIONS 32 AND 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:
ALL OF VISTA RIDGE MASTER FINAL PLAT AS RECORDED 11.28.2001 AT RECEPTION NO. 2903870;

PARCEL 2:
ALL OF VISTA RIDGE FILING NO. 6 AS RECORDED 05/19/2008 AT RECEPTION NO. 3555044.

PARCEL 3:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE N00°06'16"E, 75.00 FEET ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (BASIS OF BEARINGS) TO THE POINT OF BEGINNING.

THENCE N89°38'37"W, 498.22 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 7;

THENCE N00°06'16"E, 865.79 FEET ALONG THE EASTERLY LINE OF VISTA RIDGE MASTER PLAT PARCEL 34;

THENCE CONTINUING N00°06'16"E, 80.00 FEET TO THE NORTHERLY LINE OF RIDGE VIEW DRIVE;

THENCE S00°34'46"E, 944.60 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RIDGE VIEW DRIVE EXTENDED, TO THE EASTERLY LINE OF WELD COUNTY;

THENCE S00°34'46"E, 944.60 FEET ALONG SAID COUNTY LINE TO A POINT 75.00 FEET NORTH OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 33;

THENCE N89°38'54"W, 169.70 FEET ALONG A LINE PARALLEL WITH AND 75.00 FEET NORTH OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 14.37 ACRES, MORE OR LESS.

DEVELOPMENT PLAN AMENDMENT #1

- 1 - Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

DEVELOPMENT PLAN AMENDMENT #2

- 1 - Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
- 2 - Redefined "Encroachments".
- 3 - Redefined "Alternative Development Standards".

DEVELOPMENT PLAN AMENDMENT #3

- 1 - Revised Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Convenience Commercial and Commercial Planning Areas.
- 2 - Added Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

DEVELOPMENT PLAN AMENDMENT #4

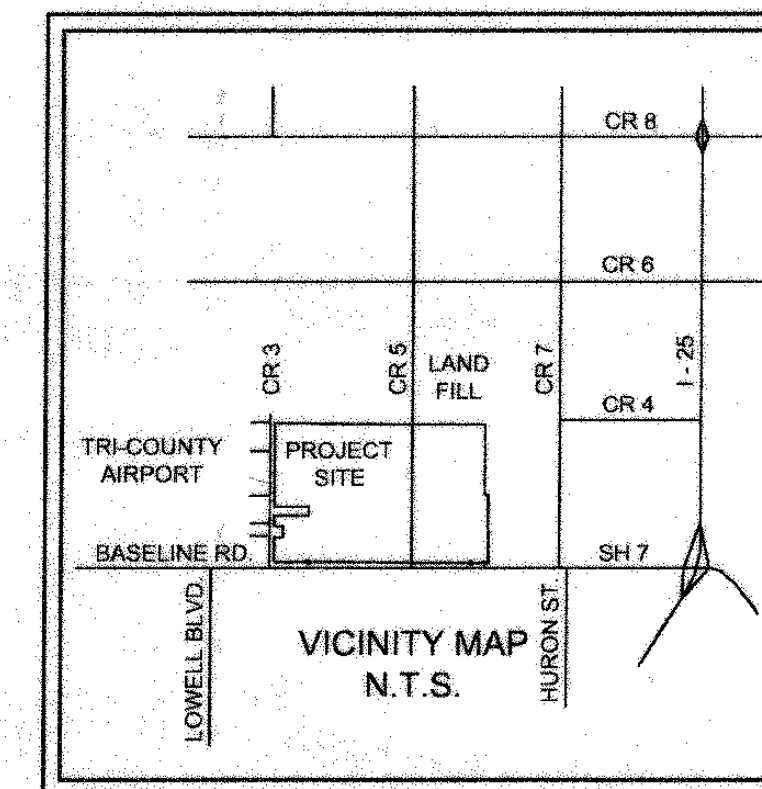
- 1 - Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
- 2 - Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Parkway ROW).
- 3 - Illustrated Ridge View Drive in PA 7-3 and North of PA 7-5.

DEVELOPMENT PLAN AMENDMENT #5

- 1 - Planning Area 5-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 5-3 and shall NOT apply to any other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #6

- 1 - Added Medium-High Density Residential, High Density Residential and Multi-family Residential as a Permitted Use to Planning Area 7-3.
- 2 - Residential Uses within Planning Area 7-3 shall be limited to two areas.
- 3 - Added 200 dwelling units permitted in Planning Area 7-3.
- 4 - Planning Area 7-3, Land Use Regulations Article V, Section F (Medium / High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.
- 5 - Single Family Detached Residential Uses in Planning Area 7-3, Land Use Regulations Article V, Section F 4.b shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.



CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD) ss.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 201__ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

CLERK AND RECORDER WELD COUNTY

PLANNING COMMISSION CERTIFICATE

THIS PD AMENDMENT WAS REVIEWED BY THE PLANNING COMMISSION ON THE 21ST DAY OF AUGUST, 2013.

CHAIRPERSON DATE 11/12/13

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PD AMENDMENT IS TO BE KNOWN AS THE "VISTA RIDGE PD AMENDMENT NO. 6" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 29-2013, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON OCTOBER 8TH, 2013.

MAYOR DATE 11/12/13

ATTEST- TOWN CLERK
Deputy Town Clerk



CIVIL ENGINEERING
PLANNING
SURVEYING
HURST
2500 Broadway
Suite B
Boulder, CO 80304
303.449.3105
www.hurst-assoc.com

APPLICANT/
PROPERTY
OWNER: Munter (Vista Ridge),
LLC
c/o Marathon Land
Company
2750 Vista Parkway
Suite 100
Erie, CO 80516
(303) 920-9400
(303) 920-9440 (fax)
Contact:
James Szepietki

VISTA RIDGE
DEVELOPMENT PLAN AMENDMENT #6
Erie, Colorado

DRAWN BY: ISO
APPROVED BY: BEO
DATE: 11/05/2013
REVISIONS:

SHEET TITLE
COVER
SHEET
SHEET NUMBER
SHEET 1 OF 3

VISTA RIDGE

Development Plan Amendment No. 6

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES 948.1 ac
PDA-13-00023

ARTICLE V - LAND USE REGULATIONS

1. Article V, Section A (RESIDENTIAL PLANNING AREAS - GENERAL), subsection 2.A shall be replaced with the following language:

Single family detached or attached dwelling units.

2. Article V, Section F (Medium / High Density Planning Area) Subsection 5.d shall be replaced with the following language:

Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, and fireplaces. Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to six feet into a front setback, provided that the roof projections shall comprise no more than 50 percent of the total length of the building's façade. The covered porch or entrance area projecting into the setback shall remain exterior to the building and enclosed by no more than a railing. The projection shall be at least five feet from the property line.

3. Article V, Section F (Medium / High Density Planning Area) Subsection 5.e shall be replaced with the following language:

Paved patios, terraces or landings may project into any setback.

4. Article V, Section F (Medium / High Density Planning Area) Subsection 5.f shall be replaced with the following language:

Unroofed landings, decks and stairs may project in required setbacks, provided that the floor shall not extend higher than 30 inches above the finished grade level and the projection is at least five feet from the lot line.

5. Article V, Section G (MULTI-FAMILY PLANNING AREA), subsection 4.f.i shall be replaced with the following language:

Wherever there is an abrupt change in uses - i.e., residential to commercial - a minimum of ten (10) feet landscaped buffer of open space, protective planting, or other approved screening, or combination thereof shall be placed between them which will protect each use from the undesirable effects of the other. Pedestrian walks or building setbacks may be included in the landscaped buffer.

Parking spaces shall not encroach in any required setback or landscape buffer area unless that parking area is part of a shared assemblage that crosses a property line.

Parking lots shall have a minimum of 30 feet from arterial right-of-ways or 15 feet from any other public street right-of-ways. The setback, on streets other than arterials, may be reduced to 10 feet if used in combination with a 3 to 4-foot articulated masonry or stone decorative wall with trees and shrubs on both sides of the wall to soften its appearance. The minimum landscape setback to parking lots from primary internal drive circulation routes in a multi-building complex shall be 10 feet.

6. Article V, Section J (COMMERCIAL PLANNING AREA) subsection 3.e shall be replaced with the following language:

Buffer requirements. Wherever there is an abrupt change in uses - i.e., residential to commercial - a minimum of ten (10) feet landscaped buffer of open space, protective planting, or other approved screening, or combination thereof shall be placed between them which will protect each use from the undesirable effects of the other. Pedestrian walks or building setbacks may be included in the landscaped buffer.

Parking spaces shall not encroach in any required setback or landscape buffer area unless that parking area is part of a shared assemblage that crosses a property line.

Parking lots shall have a minimum of 30 feet from arterial right-of-ways or 15 feet from any other public street right-of-ways. The setback, on streets other than arterials, may be reduced to 10 feet if used in combination with a 3 to 4-foot articulated masonry or stone decorative wall with trees and shrubs on both sides of the wall to soften its appearance. The minimum landscape setback to parking lots from primary internal drive circulation routes in a multi-building complex shall be 10 feet.

7. Article V, shall be amended to include the following language:

O. HIGH DENSITY PLANNING AREA (Maximum density of 16.0 units per acre)

1. Intent - To provide for residential development of an urban character.

2. Uses Permitted by Right: Single Family Detached, Single Family Attached, Duplex, Multi-family and Model Home.

3. Uses Permitted by Special Review - See Article V, Section A-3.

4. Conventional Development Standards

a. Density. The maximum gross density for any particular High Density Residential Planning Area shall not exceed 16.0 dwelling units per acre.

b. Building Setbacks:

The minimum principal building or accessory building setback from any public street right-of-way, private street easement or from any other adjacent building shall be:

	Setback Requirements	Accessory Building
Building Front	15 feet *	30 feet
Building Sides	5 feet or 0 feet **	10 feet
Building Rear	10 feet	10 feet

* where a driveway exists, a minimum of twenty (20) feet shall be required.

** or a minimum of ten (10) feet between structures.

c. Building Height. No buildings or structures within the High Density Residential Planning Area shall exceed forty-five (45) feet in height (maximum height of spires on places of worship = 60').

d. Encroachments. Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, and fireplaces. Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to six feet into a front setback, provided that the roof projections shall comprise no more than 50 percent of the total length of the building's façade. The covered porch or entrance area projecting into the setback shall remain exterior to the building and enclosed by no more than a railing. The projection shall be at least five feet from the property line.

e. Paved patios or terraces may project into any setback.

f. Unroofed landings, decks and stairs may project in required setbacks, provided that the floor shall not extend higher than 30 inches above the finished grade level and the projection is at least five feet from the lot line.

g. Additional Provisions

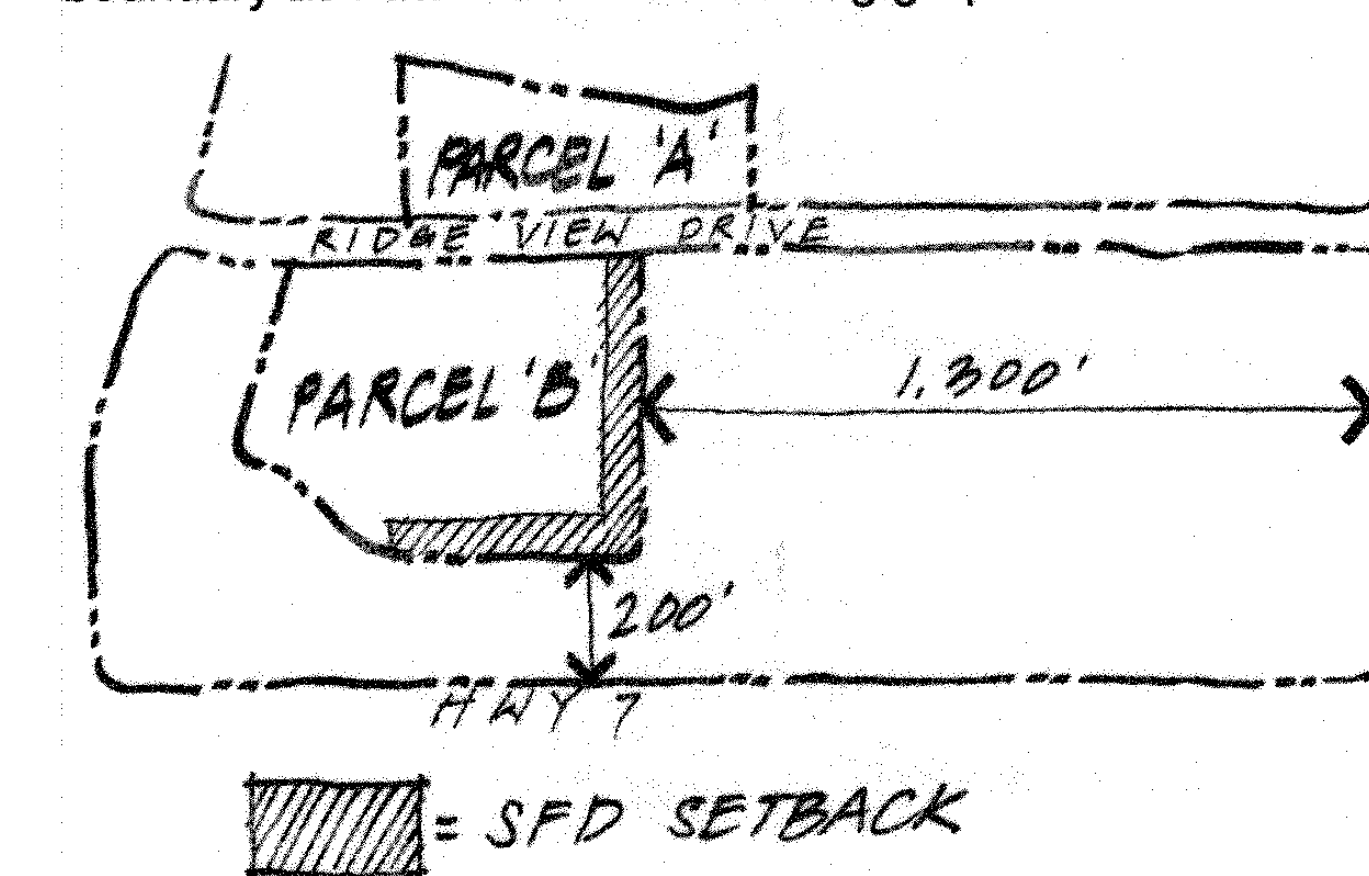
- Minimum frontage shall be 30'. Minimum lot width at the front of the house shall meet the typical lot width standard per the plat.
- Flag lots are allowed. No elevation of the home can be more than 150' from the street R.O.W. without additional fire lane or fire sprinkler provisions or as otherwise required by the fire department.
- Private streets, shared drives and alleys are allowed. Subject to review and approval by town staff.

8. Article V, shall be amended to include the following language:

a. Residential Land Uses are permitted in Planning Area 7-3 in two locations:

- Lot 2 of Vista Ridge Filing No. 2 Minor Subdivision (shown as Parcel A in the following graphic). Building height shall not exceed 35'.
- South of Ridge View Drive a minimum of 1,300' from the Sheridan Parkway right-of-way and a minimum of 200' from the Highway 7 right-of-way (shown as Parcel B in the following graphic).

b. Single Family Detached building setbacks within Planning Area 7-3, Parcel B, shall be a minimum of 50' from the eastern residential boundary and 50' from the southern residential boundary as hatched in the following graphic.



VISTA RIDGE

Development Plan Amendment No. 6

PORTIONS OF SECTIONS 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

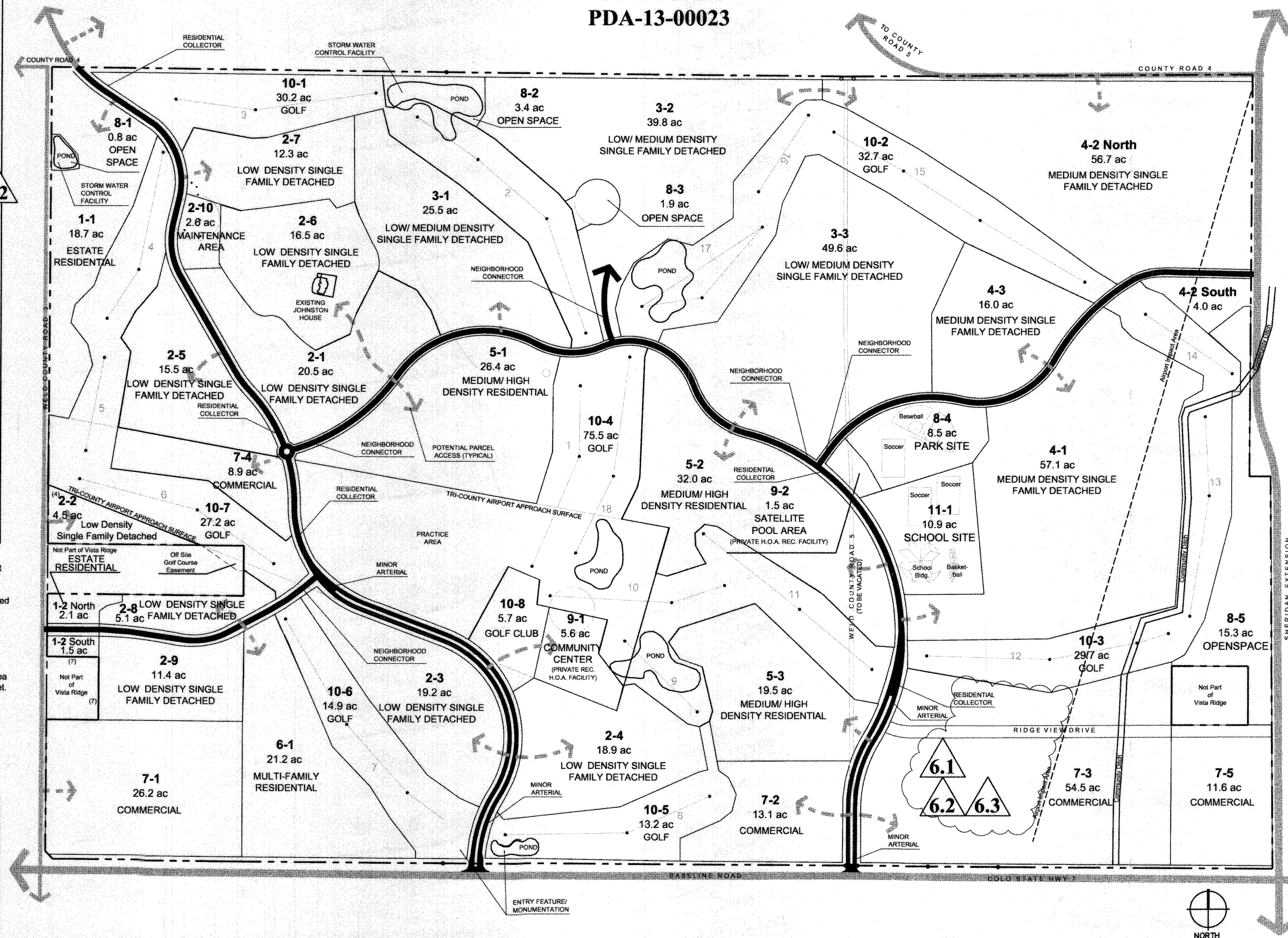
932.9 ACRES
PDA-13-00023

LAND USE	Net	Du/Ac	Units
Estate Residential	Acre		(1)
1-1	18.7	2	33(8)
1-2 North	2.1	2	4
1-2 South	1.5	2	3
Total	22.3		40
Low Single Family Detached			
2-1	20.5	3	72(8)
2-2 (see note 4 below re: units)	4.5	3	14
2-3	19.2	3	46(8)
2-4	18.9	3	46(8)
2-5	15.5	3	34(8)
2-6	16.5	3	50
2-7	12.3	3	43(8)
2-8	5.1	3	16
2-9	11.4	3	41(8)
Total	126.5		346
Low / Medium Single Family Detached			
3-1	25.5	4	100(8)
3-2	39.8	4	143(8)
3-3	49.6	4	199(8)
Total	114.9		442
Medium Single Family Detached			
4-1	57.1	5	236(8)
4-2 North	56.7	5	213(8)
4-2 South	4.0	5	10 (8)
4-3	16.0	5	52(8)
Total	133.8		511
Medium / High Residential			
5-1	26.4	8	90(8)
5-2	32.0	8	162(8)
5-3	19.5	8	124(8)
Total	77.9		376
Multi-Family Residential			
6-1	21.2	16	408
Commercial			
7-1	26.2		
7-2	13.1		
7-3	54.5		
7-4	8.9		
7-5	11.6		
Total	117.1		200
Development Totals	611.1		(3) (6)
Open Space			
8-1	0.8		
8-2	3.4		
8-3	1.9		
8-4	8.5		
8-5	15.3		
Total	30.1		
9-1 Community Center (H.O.A.)	5.6		
9-2 Satellite Pool (H.O.A.)	1.5		
Total	7.1		
Golf			
10-1	30.2		
10-2	32.7		
10-3	29.7		
10-4	75.5		
10-5	13.2		
10-6	14.9		
10-7	27.2		
10-8 (Golf Club)	5.7		
Total	229.1		
11-1 School Site	10.9		
R.O.W. / Infrastructure	43.0		
Other Acreage	326.1		
Property Total	932.9		

- (1) Units based on Net Area of Planning Areas.
- (2) Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
- (3) Maximum number of units is 2494
- (4) This parcel includes one additional residential unit plus 14 proposed units.
- (5) Layout of school and park sites are illustrative and subject to change.
- (6) The neighborhood connector roadway within planning area 1-2 shall be located a minimum of 150 feet north of the subject area southerly boundary.
- (7) The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.
- (8) Units approved on recorded final plat for each Planning Area.
- (9) 200 units total for Planning Area 7-3.

REVISION BLOCK

- 6.1 - Added Medium/High Residential, High Density Residential and Multi-family Residential Uses as a Permitted Use to Planning Area 7-3 in two areas.
- 6.2 - Added 200 dwelling units to Planning Area 7-3.
- 6.3 - Medium/High Residential setbacks modified to Planning Area 7-3.
- 4 - Single Family Detached setbacks modified to Planning Area 7-3.



CIVIL ENGINEERING
PLANNING
SURVEYING
HURST
2500 Broadway
Suite B
Boulder, CO 80304
303.449.9105
www.hurst-assoc.com

APPLICANT/
PROPERTY
OWNER:
Vista Ridge Development
Corporation
2750 Vista Parkway
Suite 100
Erie, CO 80516
(303) 920-9400
(303) 920-9440 (fax)
Contact:
James Sipehrain

VISTA RIDGE
DEVELOPMENT PLAN AMENDMENT #6
Erie, Colorado

DRAWN BY: SD
APPROVED BY: SD
DATE: 11/07/2013
REVISIONS:

SHEET TITLE
DEVELOPMENT
PLAN
SHEET NUMBER
SHEET 3 OF 3

VISTA RIDGE DEVELOPMENT PLAN AMENDMENT NO. 7
PORTIONS OF SECTION 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
933.7 ACRES
PDA-001637-2023 ORDINANCE No. 009-2024

LEGAL DESCRIPTION

LOTS 5B AND 5C, BLOCK 1,
VISTA RIDGE FILING NO. 11, BLOCK 1, LOT 5 MINOR SUBDIVISION
COUNTY OF WELD,
STATE OF COLORADO.

DEVELOPMENT PLAN AMENDMENT #1

1. Realigned roadways including the north-south Minor Arterial/Residential Collector (Vista Parkway) and the east-west Neighborhood Collector (Sunset Drive) between Vista Parkway and Weld County Road 3, adjusted Parcels 1-2 North, 1-2 South, 2-1, 2-3, 2-4, 2-5, 2-7, 2-8, 2-9, 10-1, 10-7, and 10-9.

DEVELOPMENT PLAN AMENDMENT #2

1. Clarification that the Vista Ridge Development Plan No. 2793940 recorded on 9/15/2000 with Minor Amendment No. 1 recorded at Reception No. 2928673 on 2/27/2002 shall be used exclusively from now on.
2. Redefined "Encroachments".
3. Redefined "Alternative Development Standards".

DEVELOPMENT PLAN AMENDMENT #3

1. Revised Article VI, Section B.4, Permitted Signs in Residential Planning Areas, and B.5, Permitted Signs in Convenience Commercial and Commercial Planning Areas.
2. Added Article VI, Section B.6, Permitted Signs in Planning Areas abutting State Highway 7.

DEVELOPMENT PLAN AMENDMENT #4

1. Added Commercial Planning Area, PA 7-5, (14.4 acres) to the Development Plan.
2. Reduced Open Space Planning Area, PA 8-5, by 3.3 acres (previous Sheridan Parkway ROW).
3. Illustrated Ridge View Drive in PA 7-3 and North of PA 7-5.

DEVELOPMENT PLAN AMENDMENT #5

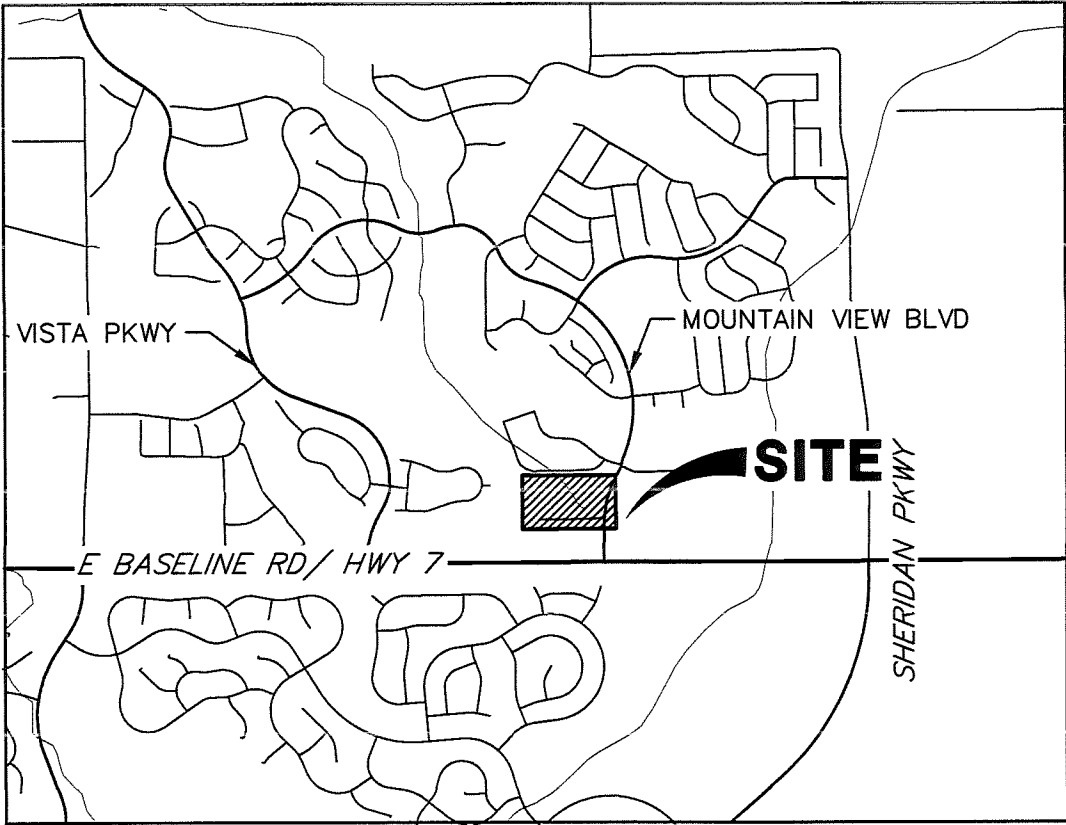
1. Planning Area 5-3, Land Use Regulations Article V, Section F (Medium/High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 5-3 and shall NOT apply to any other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #6

1. Added Medium-High Density Residential, High Density Residential and Multi-family Residential as a Permitted Use to Planning Area 7-3.
2. Residential Uses within Planning Area 7-3 shall be limited to two areas.
3. Added 200 dwelling units permitted in Planning Area 7-3.
4. Planning Area 7-3, Land Use Regulations Article V, Section F (Medium/High Density Planning Area) 5.d, e and f shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.
5. Single Family Detached Residential Uses in Planning Area 7-3, Land Use Regulations Article V, Section F 4.b shall be amended regarding setbacks. The noted amendments shall only apply to Planning Area 7-3 and shall NOT apply to other planning areas within the PD.

DEVELOPMENT PLAN AMENDMENT #7

1. Added Medium Density Multi-family Residential and Age Restricted Housing as Permitted Uses to Planning Area 7-2A.
2. Planning Area 7-2, Land Use Regulations Article V, shall be amended regarding building height, density, parking requirements and setbacks. The noted amendments shall only apply to Planning Area 7-2A and shall NOT apply to other planning areas within the PD.



VICINITY MAP

1"=2000'

SURVEYOR'S CERTIFICATE

I, DEREK VAGIAS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD AMENDMENT TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS. I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

DEREK VAGIAS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #38578

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD)ss.

I HEREBY CERTIFY THAT THIS PD AMENDMENT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT THE RECEPTION NUMBER _____

SIGNATURE

WELD COUNTY CLERK AND RECORDER

TOWN COUNCIL APPROVAL CERTIFICATE

THIS PD AMENDMENT IS TO BE KNOWN AS THE "VISTA RIDGE PD AMENDMENT NO. 7" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. 009-2024, PASSED AND ADOPTED AT A MEETING OF THE TOWN COUNCIL OF ERIE, COLORADO, HELD ON May 14, 2024.

MAYOR
TOWN CLERK



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES AUTHORIZED BY WRITTEN AUTHORIZATION.	PREPARED FOR REAL ESTATE EQUITIES DEVELOPMENT, LLC 1303 CORPORATE CENTER DRIVE SUITE 400 EAGAN, MN 55121 AUSTIN ALLEN AALLEN@REDEVELOPMENT.COM	J.R. ENGINEERING A Western Company Central 303-740-9883 • Colorado Springs 719-583-2583 Fort Collins 970-491-9888 • www.jrengineering.com	BY DATE	REVISION No.	H-SCALE V-SCALE DATE DESIGNED BY DRAWN BY CHECKED BY	N/A N/A 5/14/24 JP KJB	VISTA RIDGE DEVELOPMENT PLAN AMENDMENT NO. 7 COVER SHEET	SHEET 1 OF 3 JOB NO. 16162.00
--	--	--	------------	-----------------	---	------------------------------------	--	----------------------------------

VISTA RIDGE DEVELOPMENT PLAN AMENDMENT NO. 7

PORTIONS OF SECTION 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

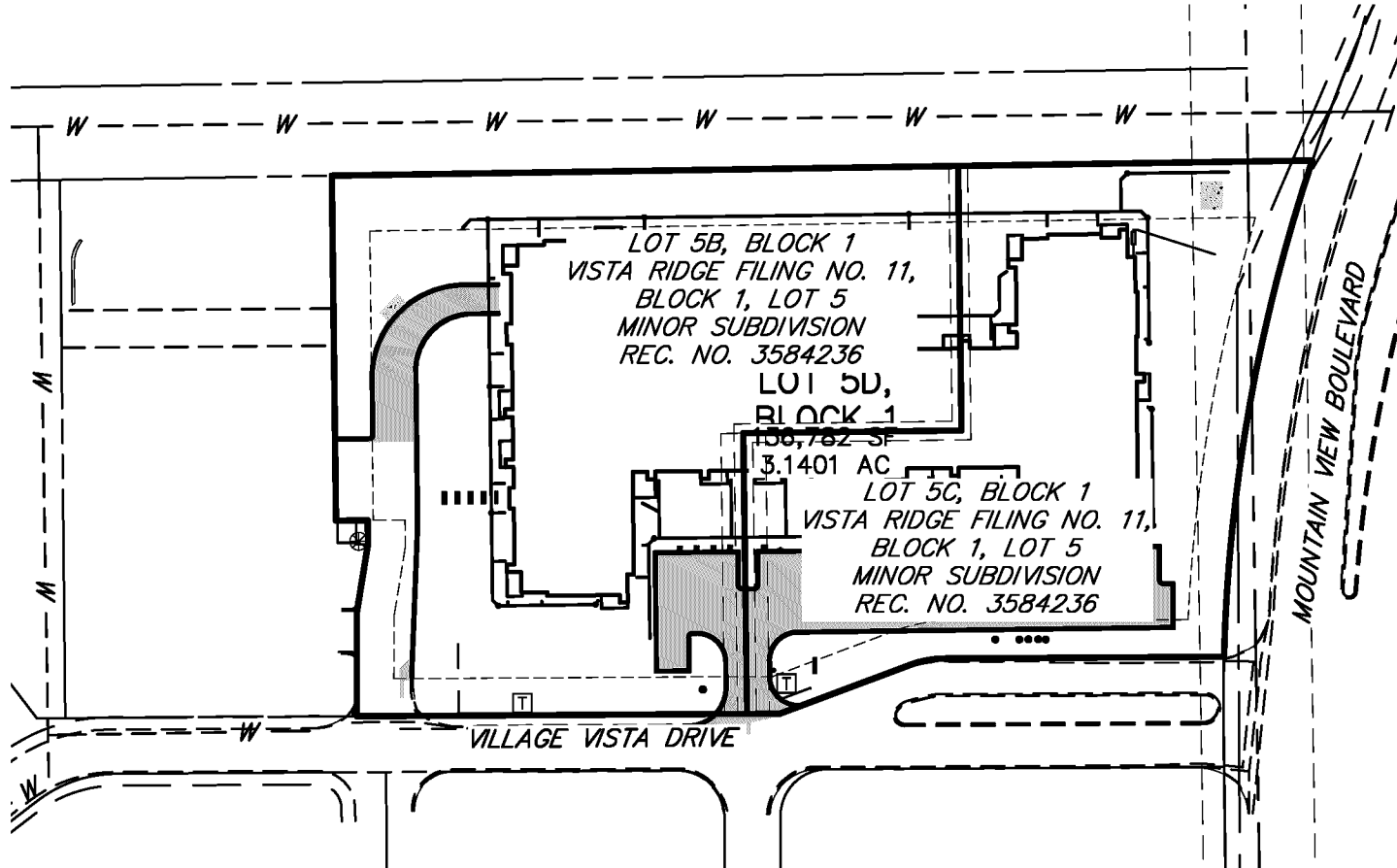
933.7 ACRES

PDA-001637-2023 ORDINANCE No. 009-2024

GENERAL PROVISIONS:

Articles I through IV and VI and VII in the Vista Ridge Planned Development - Development Plan (Reception No. 2793940) and as subsequently amended shall remain in effect. The provisions of this Planned Development - Development Plan shall prevail and govern the development of the area. Where this Planned Development - Development Plan does not address a particular subject, the relevant provisions of the Town of Erie Unified Development Code and other applicable Town standards shall apply.

Article V, from the Vista Ridge Plan Development - Development Plan (Reception No. 2793940) shall be amended as follows. This amendment applies only to the portion of Planning Area 7-2 A specified on the locator map below: LOT 5B and 5C, BLOCK 1 VISTA RIDGE FILING NO. 11, BLOCK 1 LOT 5 MINOR SUBDIVISION.



1. Article V, shall be amended to include the following language:

0. MEDIUM DENSITY MULTI-FAMILY PLANNING AREA 7-2A (Maximum density of 21 units per acre)

1. Intent - To provide for residential development of an urban character.

2. Uses Permitted by Right: Multi-family and Age Restricted Housing.

3. Development Standards

a. Density. The maximum gross density for any particular Medium Density Multi-Family Planning Area shall not exceed 21 dwelling units per acre.

b. Building Setbacks:

The minimum principal building or accessory building setback from any public street right-of-way, private street easement or from any other adjacent building shall be:

	Setback Requirements	Accessory Building
Building Front	20 feet	30 feet
Building Sides	20 feet*	10 feet
Building Rear	30 feet	10 feet

* or a minimum of ten (10) feet between structures.

c. Building Height. No buildings or structures within the Medium Density Multi-Family Planning Area shall exceed forty-five (45) feet in height.

d. Parking ratios for age restricted housing shall be 1.5 spaces per unit.

e. Encroachments. Encroachments of not more than two (2) feet shall be allowed in all side and rear yard setbacks for items such as roof overhangs, bay windows, and fireplaces. Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to six feet into a front setback, provided that the roof projections shall comprise no more that 50 percent of the total length of the building's facade. The covered porch or entrance are projecting into the setback shall remain exterior to the building and enclosed by no more than a railing. The projection shall be at least five feet from the property line.

f. Paved patios or terraces may project into any setback.

g. Unroofed landings, decks and stairs may project in required setbacks, provided that the floor shall not extend higher than 30 inches above the finished grade level and the projection is at least five feet from the lot line.

h. Additional Provisions

- i) Minimum frontage shall be 30'. Minimum lot width at the front of the house shall meet the typical lot width standard per the plat.
- ii) Private streets, shared drives and alleys allowed. Subject to review and approval by town staff.

i. Parking spaces shall not encroach in any required setback or landscape buffer area unless that parking area is part of a shared assemblage that crosses a property line.

j. Parking areas shall have a minimum of 30 feet from arterial right-of-ways or 15 feet from any other public street right-of-ways. The setback, on streets other than arterials, may be reduced to 10 feet if used in combination with a 3 to 4-foot articulated masonry or stone decorative wall with trees and shrubs on both sides of the wall to soften its appearance. The minimum landscape setback to parking lots from primary internal drive circulation routes in a multi-building complex shall be 10 feet.

k. Wherever there is residential and non-residential uses are directly adjacent (by a shared property line) - a minimum of ten (10) feet landscaped buffer of open space, protective planting, or other approved screening, or combination thereof shall be placed between them which will protect each use from potential impacts of the other. The measurement of this (10) feet minimum landscaped buffer area may include any required building setback area, pedestrian walks, and drainage/utility easement areas. Exception: This buffer requirement may be waived where there is a shared drive, a shared parking area, or shared service area (such as loading or trash removal), that crosses the shared property line, and is dedicated via a shared access or shared parking easement/agreement.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
REAL ESTATE EQUITIES DEVELOPMENT, LLC
1303 CORPORATE CENTER DRIVE
SUITE 400
EAGAN, MN 55121
AUSTIN ALLEN
AALLEN@DEVELOPMENT.COM

J.R. ENGINEERING
A Western Company
Central 303-740-8888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
N/A	N/A	5/14/24	JP	KJB					

VISTA RIDGE DEVELOPMENT PLAN AMENDMENT NO. 7	AMENDMENTS	
SHEET	2	OF 3
JOB NO.	16162.00	

VISTA RIDGE DEVELOPMENT PLAN AMENDMENT NO. 7

PORTIONS OF SECTION 32 & 33, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.

TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

933.7 ACRES

PDA-001637-2023 ORDINANCE No. 009-2024

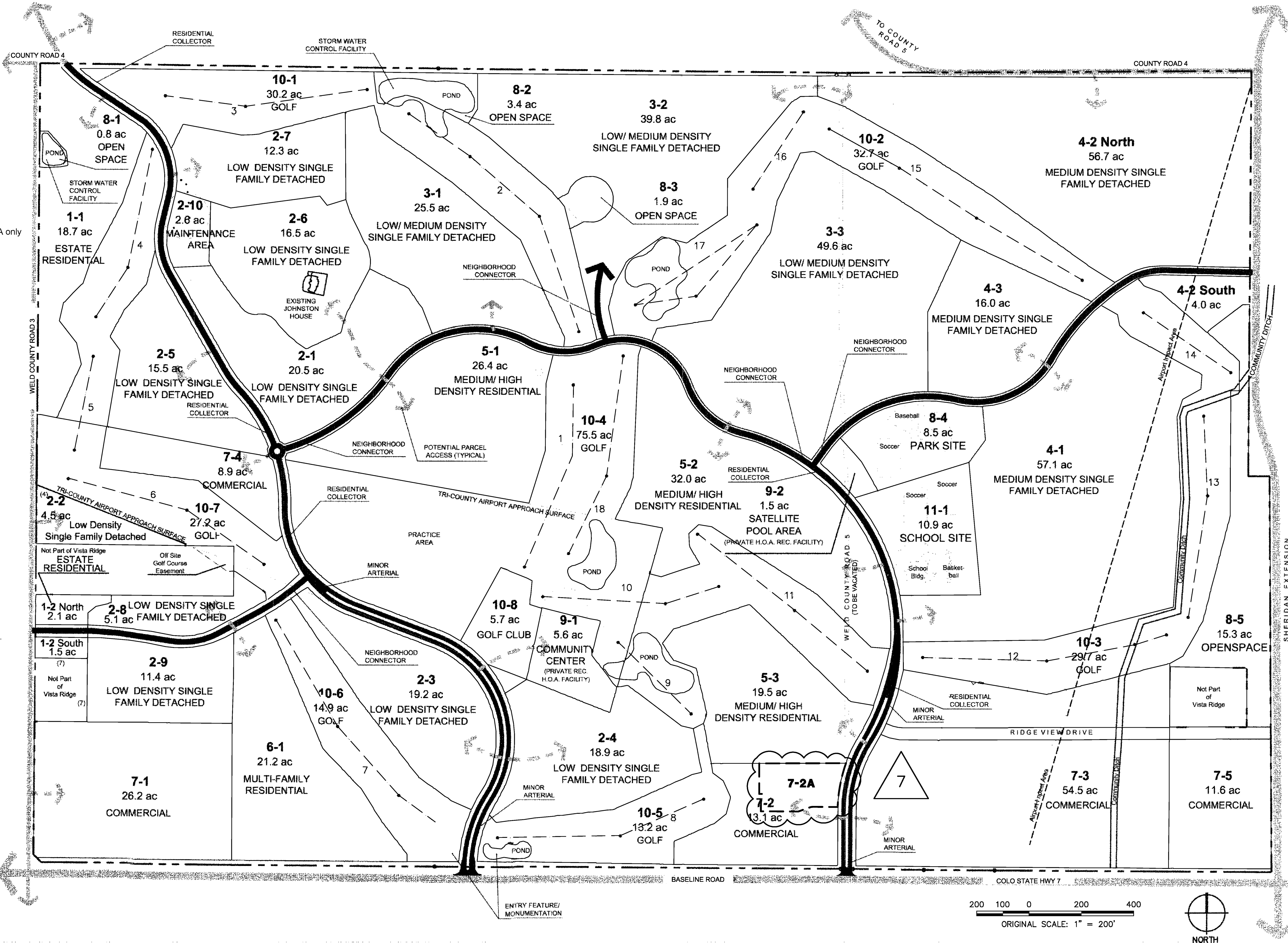
LAND USE	Net Acres	Du/Ac	Units (1)
Estate Residential			
1-1	18.7	2	33 (8)
1-2 North	2.1	2	4
1-2 South	1.5	2	3
Total	22.3		40
Low Single Family Detached			
2-1	20.5	3	72 (8)
2-2 (see note 4 below re: units)	4.5	3	14
2-3	19.2	3	46 (8)
2-4	18.9	3	46 (8)
2-5	15.5	3	34 (8)
2-6	16.5	3	50
2-7	12.3	3	43 (8)
2-8	5.1	3	16
2-9	11.4	3	41 (8)
Total	126.5		346
Low / Medium Single Family Detached			
3-1	25.5	4	100 (8)
3-2	39.8	4	143 (8)
3-3	49.6	4	199 (8)
Total	114.9		442
Medium Single Family Detached			
4-1	57.1	5	236 (8)
4-2 North	56.7	5	213 (8)
4-2 South	4.0	5	10 (8)
4-3	16.0	5	52 (8)
Total	133.8		511
Medium / High Residential			
5-1	26.4	8	90 (8)
5-2	32.0	8	162 (8)
5-3	19.5	8	124 (8)
Total	77.9		376
Multi-Family Residential			
6-1	21.1	16	408
Medium Density Multi-Family			
7-2	3.1		
Commercial			
7-1	26.2		
7-2	10.0		
7-3	54.5		
7-4	8.9		
7-5	11.6		
Total	114		264
Development Total			
	611.1		(3) (6)
Open Space			
8-1	0.8		
8-2	3.4		
8-3	1.9		
8-4	8.5		
8-5	15.5		
Total	30.1		
9-1 Community Center (H.O.A.)			
9-2 Satellite Pool (H.O.A.)	5.6		
	1.5		
Total	7.1		
Golf			
10-1	30.2		
10-2	32.7		
10-3	29.7		
10-4	75.5		
10-5	13.2		
10-6	14.9		
10-7	27.2		
10-8 (Golf Club)	5.7		
Total	229.1		
11-1 School Site			
R.O.W. / Infrastructure	10.9		
	43.0		
Other Acreage	326.1		
Property Total	932.9		

- (1) Units based on Net Area of Planning Areas.
- (2) Golf Layout is preliminary, location may require minor realignment at the time of final development plans.
- (3) Maximum number of units is 2494.
- (4) This parcel includes one additional residential unit plus 14 proposed units.
- (5) Layouts of school and park site are illustrative and subject to change.
- (6) The neighborhood connector roadway within planning area 1-2 shall be located a minimum of 150 feet north of the subject area southerly boundary.
- (7) The minimum building setback of the southerly property line of area 1-2 and the westerly property line of area 2-9 shall be fifty (50) feet.
- (8) Units approved on recorded final plat for each Planning Area.
- (9) 200 units total for Planning Area 7-3.
- (10) 64 units total for Planning Area 7-2 within 7-2A.

REVISION BLOCK

- 1- Added uses to Planning Area 7-2A in one location.
- 2- Described development standards for proposed Planning Area 7-2A.

See previous sheet in this Vista Ridge PD-DP Amendment No. 7 (Sheet 2 of 3) for the allowed uses and the development standards.



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING AGENCIES, OR ENGINEERS APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
REAL ESTATE EQUITIES DEVELOPMENT, LLC
1303 CORPORATE CENTER DRIVE
SUITE 400
EAGAN, MN 55121
AUSTIN ALLEN
AALLEN@REDEVELOPMENT.COM

J.R. ENGINEERING
A Western Company
Central: 303-740-8888 • Colorado Springs: 719-583-2583
Fort Collins: 970-491-9888 • www.jrengineering.com

BY	DATE	REVISION	No.	1"=200'	H-SCALE	V-SCALE	N/A	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
								5/14/24	JP	KUB	

VISTA RIDGE DEVELOPMENT
PLAN AMENDMENT NO. 7
DEVELOPMENT PLAN

SHEET 3 OF 3

JOB NO. 16162.00